WARRANTY DEED

Karen Johnson Davidson County
Batch# 234783 DEEDWARR
05/24/2019 02:50:35 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20190524-0049590

A-VRES-19-0504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Bars	**New Owner**	
(NAME)	(NAME)	**091-10-0-225.00**
4404 Westlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY JOE WALLS, A SINGLE MAN AND MELINDA KAY WALLS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY JOSEPH BARS, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the North 62 feet of the West 150 feet of Block E on the Map of Holman Heights, as of record in Plat Book 332, Page 7, Registers Office for Davidson County, Tennessee.

Said part of said Block fronts 62 feet on the Easterly Side of Nichols Street and runs back between parallel lines as measured from the center line of said street 150 feet to a dead line.

Being the same property conveyed to Joseph Frank Jackson and wife, Viola Cauthron Jackson by Warranty Deed from C. E. Davis and wife, Susie Davis, of record in Book 2031, page 332, Register's Office for Davidson County, Tennessee, dated December 20, 1951 and recorded on December 21, 1951. The said Joseph Frank Jackson and wife, Viola Cauthron Jackson having since divorced, and pursuant to Final Decree of Divorce filed in the Fourth Circuit Court of Davidson County, Tennessee, as Number 45475, in Minute Book 45, page 475, title to the subject property was vested solely in Joseph Frank Jackson.

The said Joseph Frank Jackson having since died, leaving his daughters, Linda Ruof and Brenda Kay Keen, as his sole surviving heirs at law, as evidenced by Affidavits of Heirship, of record in Instrument Numbers 20190524.0049580 and 20190524.0049581 said Register's Office, evidencing Linda Ruof and Brenda Kay Keen as his sole heirs at law.

Note Erronneous Affidavit of Heirship recorded on May 29, 1997 of record in Book 10470, Page 788, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Linda Ruof by Quitclaim Deed from Norma Hand. of record in Instrument No. 20061222-0157983, Register's Office for Davidson County, Tennessee, dated December 22, 2006 and recorded on December 22, 2006.

The said Branda Kay Keen having since died, leaving Steven Reed and Suzanne Reed as her sole surviving heirs at law, as evidenced by Affidavits of Heirship recorded in Instrument Numbers 20190524.0049582 and 20190524.0049583 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Ruof by Quitclaim Deed from Steven Reed executed on March 26th, 2019 and recorded in Instrument Number 20190524.0049584, Register's Office for Davidson County.

Being the same property conveyed to Linda Ruof by Quitclaim Deed from Suzanne Reed of record in Instrument Number 20190524.0049585 and

in Instrument Number 20190524-0049586, Register's Office for Davidson County, TN.

The said Linda Ruof having since died, leaving Billy Joe Walls and Melinda Kay Walls as her sole surviving heirs at law, as evidenced by Affidavits of Heirship recorded in Instrument Numbers 20190524-0049588 and 20190524-0049589 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 7, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein
- Subject to Affidavit and Memorandum of Purchase and Sale Agreement of record in Instrument No. 20190521-0047766 in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **504 Nichol Rd., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22 DAY OF MAY, 2019.

Billy Joe Walls

Billy Joe Walls

Melinda Kay Walls

Melinda Kay Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY JOE WALLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of May, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELINDA KAY WALLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of May, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212