Warranty Deed

Karen Johnson Davidson County
Batch# 235444 DEEDWARR
05/28/2019 02:57:06 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190528-0050241

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2019.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caroline R Spence	NEW OWNER	05203008700
921 Hospital Drive		
Nashville, TN		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN C. COOK, UNMARRIED AND LISA M. HEAP, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE R SPENCE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the tract marked "R. C. Kinsey", or part of Lot "B" on the Map showing a Subdivision of Home Acres, as of record in Book 974, Page 39, Register's Office for said County, and described as follows:

Beginning at a point 525 feet East of the Northwest corner of a 45 acre tract of land conveyed to the Layman Foundation by deed from Neely's Bend Health Place, as of record in Book 772, Page 546, said Register's Office; thence Easterly along the North line of said 45-acre tract 100 feet to a point; thence at right angles Southerly 200 (175 Feet per Davidson County Tax Assessor records) feet to a point in the center line of a 50-foot road, sometimes called Sanitorium Road; thence at right angles Westerly 100 feet; thence at right angles Northerly 200 (175 feet per Davidson County Tax Assessor records) feet to the beginning.

Being the same property conveyed to Lisa M. Heap and Ryan C. Cook, joint tenants with right of survivorship by Warranty deed from Southern Home Rescue, a Tennessee General Partnership of record in Instrument No. 20121011-0093369 Register's Office for Davidson County, Tennessee, dated October 09, 2012 and recorded on October 11, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-WR-19-92

The address of the herein described property is believed to be 921 Hospital Drive Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22 day of May, 2019.

LM Heap

Lisa M. Heap

STATE OF Oregon
COUNTY OF Lane

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

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

Notary Public

My Commission Expires: 11-22-2020

OFFICIAL STAMP
WANONA ROSE CARROLL
NOTARY PUBLIC - OREGON
COMMISSION NO. 956580
MY COMMISSION EXPIRES NOVEMBER 22 2020

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23RD day of May, 2019.

Ryan C. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this the 23rd day of May, 2019.

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

5/3/21