WARRANTY DEED

Karen Johnson Davidson County
Batch# 238199 **DEEDWARR**
06/04/2019 08:46:58 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20190604-0052856

J-END-19-7956-H

JOHN GLEAVES 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 $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Jim Myatt and Marcia Myatt	**New Owner**	
(NAME)	(NAME)	**156-1-A-37.00**
1049 Beech Tree Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **KENNETH MONROE AND STEVE KONDOR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIM MYATT AND WIFE, MARCIA MYATT,** 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:

Being Lot No. 37 on the plan of Revised Amber Hills Subdivision of record in Book 7900, Page 377, Register's Office for Davidson County, Tennessee.

Together with an easement for joint driveway and ingress and egress, of record in Book 11188, Page 744, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Steve Kondor and Kenneth Monroe, by Warranty Deed, from First Tennessee Bank National Association, of record in Book 9656, Page 618, in the Register's Office of Davidson County, Tennessee, dated April 18, 1995 and recorded on April 27, 1995.

**Said property is not the primary residence for either Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Amber Hills Subdivision, as recorded in Plat Book 7900, Page(s) 377.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 8535, Page 775.
- Agreement for Easement for Joint Driveway & Ingress & Egress, recorded in Book 11188, Page 744.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **7956 Poplar Creek Rd, Nashville, Tennessee 37221**.

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 31st DAY OF MAY, 2019.

Kenneth Monroe

Steve Kondor by Kenneth Monroe, Attorney-In-Fact
attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH MONROE, 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 31st of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH MONROE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVE KONDOR, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVE KONDOR.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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