WARRANTY DEED

Karen Johnson
Batch# 242657
06/13/2019 08:51:36 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20190613-0056679

J-DS-19-4455-H

DONNA 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 $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Ronald Wood	**New Owner**	
(NAME)	(NAME)	**058-00-0-038.00**
296 38th Ave. N		
(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, **GREGORY RAE STERLING AND DEBORAH DEBOLT STERLING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD WOOD, UNMARRIED,** 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 a tract of land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, dated June 27, 1940, as follows:

Beginning at a point in the center of Cato Road at the northeast corner of a tract of land owned by Carman and being the northwest corner of a 62 1/2 acre tract of land conveyed to George W. Davis by deed from Solon Maddux and wife, of record in Book 910, page 162, Register's Office for Davidson County, Tennessee; running thence with Carmen's easterly line (Davis' west line) south 2 3/4 degrees west 616 feet to a stake in said line; thence south 71 1/4 degrees east 180 feet to a stake; thence north 1 3/4 degrees east 680 feet to the center of said Road; thence with the center of said Road, westwardly 164 1/2 feet to the beginning, containing 2 1/2 acres, more or less.

Being the same property conveyed to Gregory Rae Sterling and Deborah Debolt Sterling (aka Deborah J. Debolt) by Warranty deed from Billy E. Hollis of record in Instrument No. 20141204-0111392 Register's Office for Davidson County, Tennessee, dated December 3, 2014 and recorded on December 4, 2014.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4455 Cato Rd., Nashville, Tennessee 37218**.

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 10th DAY OF JUNE, 2019.

Gregory Rae Sterling by John Gleaves, Attorney-In-Fact

Deborah Debolt Sterling by John Gleaves, 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, JOHN GLEAVES, 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 GREGORY RAE STERLING AND DEBORAH DEBOLT STERLING, and who acknowledged he/she/they executed the same as the free act and deed of the said GREGORY RAE STERLING AND DEBORAH DEBOLT STERLING.

Witness my hand and official seal, this the 10th of June, 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