This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 250486 DEEDWARR
06/28/2019 03:49:39 PM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20190628-0063255

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN RUDOLPH**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW R. BEST**, MB HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO 132, ON THE PLAN OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JOHN RUDOLPH BY QUITCLAIM DEED FROM JOHN RUDOLPH, DATED AUGUST 27, 2018, OF RECORD IN INSTRUMENT NUMBER 20180828-0085111, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1110B N 6TH ST, NASHVILLE, TN 37207, AND IS DESIGNATED AS MAP AND PARCEL NO. 082 04 0 431.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 25th day of June, 2019.

JOHN RUDOLPH

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOHN RUDOLPH**, 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 executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 25th day of June, 2019.

NOTARY PUBLIC
My commission expires: 4/11/22

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 479,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2019.

NOTARY PUBLIC
My commission expires: 4/11/22

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
MATTHEW R. BEST
1110B N 6TH ST
NASHVILLE, TN, 37207

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
082 04 0 431.00