Karen Johnson Davidson County
Batch# 250551 DEEDWARR
07/01/2019 08:55:48 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20190701-0063356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2019.

Notary Public

My commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE.
RETURN T

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Grant Rutledge and Rebecca Rutledge	New Owner	**130-02-0-175.00**
618 Belle Meade Blvd aka 4419 Howell Place		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

E Dale Batchelor and Belle Suzette Batchelor, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grant Rutledge and Rebecca Rutledge, husband and wife

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 Lot No. 1 on the Map of A Subdivision of Part of Lots 10-44B-45 of Belle Meade Plan No. 2 of record in Plat Book 421, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 202 feet on the East side of Belle Meade Boulevard and runs back between lines, 198.6 feet on the South line and 226 feet on the North line along the South margin of Howell Place, to the West margin of Lot No. 2 on which it measures 200 feet.

Being the same property conveyed to E. Dale Batchelor and wife, Belle Suzette Batchelor by Warranty deed from Matthew Allen Bright and wife, Beth Ann Bright of record in Book 8070, page 203, Register's Office for Davidson County, Tennessee, dated March 22, 1990 and recorded on March 22, 1990.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 618 Belle Meade Blvd aka 4419 Howell Place, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF 28th day of June, 2019:

E Dale Batchelor

Belle Suzette Batchelor

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, E Dale Batchelor and Belle Suzette Batchelor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of June, 2019.

My Commission Expires: 8-25-20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20191095R