WARRANTY DEED

Karen Johnson Davidson County
Batch# 253201 DEEDWARR
07/05/2019 02:54:08 PM 2 pgs
Fees: $13.00 Taxes: $2,541.90

20190705-0065932

B-P-19-2118

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 $687,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 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)
James Nichols and Travis Loller, Trustees of The Puppy and Raven Revocable Trust	new owner	
(NAME) **2118 Blair Boulevard**	(NAME)	**104-15-156.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **THOMAS H. NEWBY AND JUDITH P. NEWBY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES NICHOLS AND TRAVIS LOLLER, TRUSTEES OF THE PUPPY AND RAVEN REVOCABLE TRUST,** 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 Lot No. 12 and the westerly one-half of Lot No. 11 on the Map of St. Bernard Place, as of record in Book 161, Page 171, Register's Office for said County.

Said Lot No. 12 and the westerly one-half of Lot No. 11 front together 75 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and extend back northwardly between parallel lines 137.78 feet, more or less, on the westerly line, and 138.44 feet, more or less, on the easterly line to the southerly margin of an alley.

Being the same property conveyed to Thomas H. Newby and wife, Judith P. Newby by Quitclaim Deed from Judith P. Newby, recorded November 8, 1990 in Book 8233, Page 728, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Judith P. Newby by Quitclaim Deed from Thomas H. Newby recorded May 7, 1986 in Book 6850, Page 667, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith Lauren Newby by Installment Deed from Mary D. Blanton recorded October 23, 1975 in Book 4964, Page 448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- 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: **2118 Blair Boulevard, Nashville, Tennessee 37212**.

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 1st DAY OF JULY, 2019.

Thomas H. Newby

Judith P. Newby by Thomas H. Newby, 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, THOMAS H. NEWBY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H. NEWBY, 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 JUDITH P. NEWBY, and who acknowledged he/she/they executed the same as the free act and deed of the said JUDITH P. NEWBY.

Witness my hand and official seal, this the 1st of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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