Karen Johnson Davidson County
Batch# 258777 DEEDWARR
07/19/2019 08:31:40 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20190719-0070680

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621069**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2019. Notary Public My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN T

WARRANTY DEED

Address New Owner: Grace Rodgers Beall Ruf and Christian James Ruf 4000 Skyline Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-13-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ron Mills, Trustee of the Christina Bigelow Hart 2008 Trust, dated January 15, 2008 amended and restated April 11th, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Rodgers Beall Ruf and Christian James Ruf, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Vailwood Heights, of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THE CHRISTINA BIGELOW HART 2008 TRUST U/A DATED JANUARY 15, 2008, by deed from J. ALLEN KENNEDY, JR. and wife, PAMELA MORRISEY KENNEDY, of record in Instrument No. 20080507-0047272, dated May 7, 2008, said Register's Office. THE CHRISTINA BIGELOW HART 2008 TRUST having been amended and restated on April 11th, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-13-0-026.00.

Matters shown on the Plan of record in Plat Book 1835, page 32, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1813, page 332, said Register's Office.

This is improved property located at 4000 Skyline Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2019.

Christina Bigelow Hart 2008 Trust

By: Ron Mills, Trustee of the Christina Bigelow Hart 2008 Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron Mills, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Christina Bigelow Hart 2008 Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2019.

Notary Public

My Commission Expires: 5/3/21

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN