WARRANTY DEED

Karen Johnson Davidson County
Batch# 267127 DEEDWARR
08/05/2019 03:32:12 PM 2 pgs
Fees: $13.00 Taxes: $712.25

20190805-0077663

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 $192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Neill M. Gay, Jr.	NEW OWNER	075 07 0 094.00
(NAME)	(NAME)	
4421 Baton Rouge Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Creshia Maylene Arnold N/K/A Creshia Maylene Jones, A Married Woman** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neill M. Gay, Jr.,** a single person hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Munn

Being Lot No. 190 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Baton Rouge Drive, being the common corner of Lots 191 and 190; thence southwesterly 105.0 feet to a point at the beginning of a curve; thence 37.55 feet around said curve to a point on the northeasterly margin of Topeka Drive; thence southeasterly 110.00 feet along said margin to a point; thence northeasterly 142.30 feet to a point; thence northwesterly 113.14 feet to the point of beginning.

Being the same property conveyed to Ruth Oakes by deed dated January 28, 1971 from Johnson Homes, Inc. of record in Deed Book 4478, Page 96, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ruth Oakes Houchin, and her daughter, Creshia Maylene Arnold, as joint tenants with right of Survivorship by Quit Claim Deed from Calvin P. Turner, Trustee dated March 26, 1976 and recorded October 26, 1976 in Book 5082, Page 56, in said Register's Office for Davidson County, Tennessee.

Ruth Oakes Houchin A/K/A Ruth D. Robinson is one and the same.

Ruth Oakes Houchin A/K/A Ruth D. Robinson, now deceased as of January 6, 1999, leaving daughter, Creshia Maylene Arnold as the surviving joint tenant with the right of survivorship.

File Number: MTJ-1907144SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-RU-19-4421

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4421 Baton Rouge Dr, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 31 day of July, 2019.

Creshia Maylene Arnold

Creshia Maylene Arnold N/K/A Creshia Maylene Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ruth Oakes Houchin and Creshia Maylene Arnold, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-1907144SSO