Karen Johnson Da
Batch# 268815 DEEDWARR
08/08/2019 03:24:15 PM 2 pgs
Fees: $13.00 Taxes: $980.13

20190808-0079182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

JM-WG-19-505

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)
Charles M. Smith, Jr. and Julia M. Smith	**NEW OWNER**	
(NAME)	(NAME)	
6207 Robertson Ave		**102-04-0-033.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **DELORES ANN MCINTURFF, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES M. SMITH, JR. AND JULIA M. SMITH, HUSBAND AND WIFE,** 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. 683 on the Plan of Charlotte Park, Section Eleven of record in Plat Book 2900, Page (s) 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southwesterly margin of River Rouge Drive; being a common corner of Lots Nos. 683 and 684; thence with the dividing line of said two lots Southwesterly 105.0 feet to a point; thence Northwesterly 109.7 feet to a point in the Southeasterly margin of Thunderbird Drive; thence Northeasterly with the margin of said Drive 93.0 feet and 4.4 feet to the beginning of a curve; thence around said curve in an Easterly direction, 39.6 feet to a point in the Southwesterly margin of River Rouge Drive; thence with said Drive Southeasterly 95.0 feet to the point of beginning.

Being the same property conveyed to Delores Ann McInturff, unmarried by Warranty deed from Anna P. Skae Caldwell and husband, Robert Caldwell of record in Instrument No. 20030904-0128667 Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on September 04, 2003.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2900, Page (s) 79 and 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3033, Page 638, in the Register's Office for Davidson County, Tennessee.
- Sewerage system Agreement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 River Rouge Drive, Nashville, Tennessee 37209**.

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 7th DAY OF AUGUST, 2019.

Delores Ann McInturff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELORES ANN MCINTURFF, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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