Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 313348 DEEDWARR
11/08/2019 09:12:10 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20191108-0115544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0766

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Walsh Gainer and John William Gainer IV, wife and husband	NEW OWNER	Map: 14612009501
(NAME) 317 Randall Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LARRY L. RUCKER, HEIR OF THE ESTATE OF BETTY L. RUCKER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH WALSH GAINER AND JOHN WILLIAM GAINER IV, WIFE AND HUSBAND,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 35 on the Plan of Crievewood, of record in Book 2331, Page 99, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Churchill Drive at the corner of Lots 35 and 36; thence Northerly along the margin of said Drive 100.7 feet to a concrete monument at the beginning of a curve; thence around said curve in a Westerly direction 37.99 feet to a concrete monument in the South margin of Randall Drive; thence along said Drive Westerly 119.15 feet to a corner of Lots 35 and 34; thence with the line between said lots Southerly 141.5 feet to a corner of Lots 35 and 36; thence with the line between said lots Easterly 169.1 feet to the point of beginning.

Being the same property conveyed to Robert Thomas Rucker and wife, Betty L. Rucker, by deed from M. T. Melvin and wife, Mary S. Melvin, of record in Book 2542, Page 461, dated June 6, 1956, Register's Office for said County. The said Robert Thomas Rucker died December 15, 2003, and title vested in Betty L. Rucker as surviving tenant by the entirety. The said Betty L. Rucker died September 25, 2017, with a Will, but the Will was not probated. See also small Estate Probate #17P1995. The Grantor, Larry L. Rucker, executes this instrument as the Sole Heir of the Estate of Betty L. Rucker. See also Affidavits of Heirship of record in Instrument 20191108-0115542, and Instrument 20191108-0115543, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 99, as amended in Book 8739, Page 940, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2491, Page 278, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 317 Randall Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of November, 2019.

Larry L. Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry L. Rucker, 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, 1st day of November, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.