WARRANTY DEED

Karen Johnson Davidson County
Batch# 317033 DEEDWARR
11/18/2019 02:23:07 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20191118-0118780

JM-BH-19-1630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Anthony M. Marino	**NEW OWNER**	
(NAME)	(NAME)	**081-10-0-315.00**
785 E Sacramento St		
(ADDRESS)	(ADDRESS)	
Altadena, CA 91001		
(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, **AMBER ADKERSON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY M. MARINO, MARRIED,** 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 a part of Lot 20 in the Subdivision of the Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

Beginning at a point 200 feet southerly from the southeast intersection corner of Osage Street and 25th Avenue North; thence southwardly 50 feet to a stake; thence eastwardly 132 feet to a stake to the property owned by Garcia and Hudgins; thence northwardly 50 feet to a stake in the line of the property owned by Eulice Hudgins; thence westwardly 132 feet to the point of beginning.

Being the same property conveyed to Amber Adkerson, single by Warranty deed from Tremaine Smith, single of record in Instrument No. 20180925-0094854 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 25, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.
- Agreement for Public Right-Of-Way of record in Instrument Number 20181207-0119510, in the Register's Office for Davidson County, Tennessee.
- PROPERTY STANDARDS ORDER TO REPAIR STRUCTURE from METRO of record in Instrument Number 20181019-0104032, 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: **1630 25th Avenue North, Nashville, Tennessee 37208**.

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 13th DAY OF NOVEMBER, 2019.

Amber Adkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMBER ADKERSON, 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 13th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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