WARRANTY DEED

B-EXIT-19-305

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ XXXXXXX Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,483,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

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)
Claude Lee Ferrell, III and Adelita R. Ferrell	Shelter Lending Services	
(NAME) 305 Bowling Avenue	(NAME) P. O. Box 740039	104-13-0-103.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Cincinnati, OH 45274-0039	
(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, **NICOLE PAXSON, SINGLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDE LEE FERRELL, III AND ADELITA R. FERRELL, 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 the Southerly 30 feet of Lot No. 3, all of Lot No. 4 and the Northerly 3 feet of Lot No. 5, Block "K" on the Map of the Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County.

Said part of Lot No. 3, all of said Lot No. 4, and said part of Lot No. 5 front together 133 feet on the Westerly side of Bowling Avenue (formerly Golf Club Lane or Whitland Avenue) and extend back between parallel lines for a distance of 180 feet to a dead line.

Being the same property conveyed to Nicole Paxson by Warranty Deed from Julie A. Barber nka Julie A. Weaver and Roberts V. Weaver aka Roberts V. Weaver, Jr., wife and husband, of record in Instrument No. 20171227-0131461, Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Map of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20060105-0001590, 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: **305 Bowling Avenue, Nashville, Tennessee 37205**.

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.

Karen Johnson Davidson County
Batch# 330790 **DEEDWARR**
12/17/2019 09:34:52 AM 2 pgs
Fees: $13.00 Taxes: $5,490.43

20191217-0129975

Witness my/our hand(s) this the 13th DAY OF DECEMBER, 2019.

Nicole Paxson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE PAXSON, 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 December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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