WARRANTY DEED

Karen Johnson Davidson County
Batch# 337633 DEEDWARR
01/02/2020 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20200102-0000362

R-EXIT-19-1905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023 (AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC Davidson County

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)
Michael David Fogarty and Deborah New Fogarty	Michael and Deborah Fogarty	
(NAME) **1905 10th Avenue S**	(NAME) 4243 Beverly Dr	**105-09-0-319.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Dallas TX 75205	
(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, **PEGGY C. BURKHALTER, TRUSTEE, OF PEGGY C. BURKHALTER REVOCABLE TRUST U/A/D JANUARY 31, 2001,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL DAVID FOGARTY AND DEBORAH NEW FOGARTY, 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 Southerly 1/2 of the Easterly 100 feet of Lot No. 17 on the Plan of Map of Jones and Dudley's Addition of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 75 feet on the Westerly side of 10th Avenue South and runs back between parallel lines, 75 feet South of and parallel to West Grove, along the Northerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Peggy C. Burkhalter, Trustee of the Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001 by Warranty deed from Arlene S. Giordano and Lara Lily Kirsch Giordano, both unmarried of record in Instrument No. 20170802-0078912 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 02, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 57, Page 147, 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: **1905 10th Avenue S, Nashville, Tennessee 37203**.

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.

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2019.

Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001

BY: _____
Peggy C. Burkhalter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY C. BURKHALTER, TRUSTEE of PEGGY C. BURKHALTER REVOCABLE TRUST U/A/D JANUARY 31, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of December, 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

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

