This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0893-D

Karen Johnson Davidson County
Batch# 337731 DEEDWARR
01/02/2020 03:47:01 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20200102-0000531

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. William D. Hadley, Jr.
2603 Belcourt Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Charles Neal Isom and Danny Lee Isom

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William D. Hadley, Jr. and Kathy G. Hadley, husband and wife

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:

Being the west 8.2 feet on Lot No. 32 and the east 43.8 feet of Lot No. 31 on the Plan Showing Rich's Re-Subdivision of Lots No. 17, 18, 19, 23, 34, 35 and original Lots No. 20-32 inclusive and 36-48 inclusive, in Marshall & Stokes Subdivision, of record in Book 547, Page 172, in the Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front together 52 feet on the southerly side of Belcourt Street and run back between parallel lines, 168.5 feet to an alley.

Being the same property conveyed to Barbara S. Isom, unmarried by deed from Charles Bradford Walker and wife, Sherry Walker, dated February 27, 1973, of record in Book 4684, Page 632, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Charles Neal Isom and Danny Lee Isom by Operation of Law as the sole heirs at law of Barbara S. Isom, deceased (See Affidavits of Heirship, of record in Instrument Number 20200102-0000529 and Instrument Number 20200102-0000530, in the Register's Office of Davidson County, Tennessee.)

This property is subject to the right of way of Belcourt Avenue and an alley.

This property is subject to all matters as shown on plat of record in Book 547, Page 172, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2603 Belcourt Avenue, Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT TO: 2019 Davidson County Taxes which have been prorated and paid by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Return to:
Ridley Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
FILE #: V-VA0319-2603

Witness my/our hand(s) this the 31st day of December, 2019.

Charles Neal Isom

Danny Lee Isom

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Neal Isom and Danny Lee Isom, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of December, 2019.

Notary Public

KELLY GRIGSBY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 04-23-2023

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2019.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 4/6/20

Map: 104 07 0 299.00
Parcel: