WARRANTY DEED

File #2020022849

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 357162 DEEDWARR
02/12/2020 02:49:15 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20200212-0016173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Carter Harrison Tucker, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2020.

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Harrison Tucker, Jr. and Kara E. Tucker	NEW OWNER	117-04-0-313.00
(NAME)	(NAME)	
1907 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jeffrey Catton and Susan Catton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carter Harrison Tucker, Jr. and Kara E.Tucker, 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:

Land in Davidson County, Tennessee, being Part of Lot No. 1 on the A. B. Montgomery Land as of record in Book 1, Page 22, Chancery Court for Davidson County, Tennessee, more particularly described as follows:

Beginning on the southerly margin of "Ellenway" or Cedar Lane, at the northeast corner of the property conveyed to W. J. Flynn and wife, by deed from Albert G. Morris and wife, of record in Book 1079, Page 555, said Register's Office; thence with the southerly margin of said lane easterly 90 feet; thence, southerly 160 feet to the northerly margin of an alley; thence, with the same westerly 80 feet to said Flynn's southeast corner; thence, with said Flynn's eastern boundary line northerly 160 feet to the beginning.

Being the same property conveyed to Jeffrey Catton and Susan Catton, husband and wife by Warranty Deed from Craig H. Kennedy and Tiina Hyvonen, husband and wife of record in Instrument No. 20130228-0020281, Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on February 28, 2013.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Book 1, Page 22, Chancery Court for Davidson County, Tennessee.; Subject to a five foot easement for public utilities as set forth in the deed of record in Book 1049, page 634, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1907 Cedar Lane, Nashville, TN 37212**

(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES 20-1987

Witness our hands this 10th day of February, 2020.

Jeffrey Catton

Susan Catton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Jeffrey Catton and Susan Catton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of February, 2020.

Notary Public

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128