Karen Johnson Davidson County
Batch# 358862 DEEDWARR
02/14/2020 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20200214-0017396

#35254

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35254-01-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Affiant Subscribed and sworn to before me this 13th day of February, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Parker McCracken 5410 Tennessee Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner 2130 Whitney Ave Nashville, TN 37210	**Tax Information:** Map and Parcel No.: 091 06 0 272 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlene Guye Judd and W. Hugh Judd, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parker McCracken** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5410 Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of February, 2020.

Carlene Guye Judd

W. Hugh Judd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carlene Guye Judd and W. Hugh Judd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2020.

Notary Public

My Commission Expires:

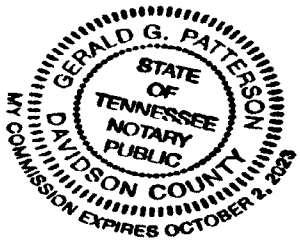


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1313 and the easterly five feet of Lot No. 1315, Block 11 Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said Lot No. 1313 and part of Lot No. 1315 front together thirty feet on the northerly side of Tennessee Avenue and run back between parallel lines northerly 150 feet to an alley.

Being part of the same property conveyed to Carlene Guye Judd and W. Hugh Judd, wife and husband, by deed dated June 4, 2015 from G & J Properties, LLC a Tennessee limited liability company, of record in Instrument No. 20150608-0053215, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 091 06 0 272 00.
2. All matters appearing on the Plan of record as Book 57, page 172, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

