Karen Johnson Davidson County
Batch# 363946 DEEDWARR
02/26/2020 02:31:35 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20200226-0021472

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2020. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/23/2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William J. Davis 2632 Somerset Drive Nashville, TN 37217	new owner	149-04-0-216.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert D. Hester, married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William J. Davis, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 327, on the plan of SECTION IX EDGE-O-LAKE ESTATES, as shown on plat of record in Book 3700, Page 131, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Ray W. Hester by Warranty Deed dated 04/14/1995 by William A. King and wife, Jo Ann King, of record in Book 9650, Page 555, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert D. Hester, married, by Quitclaim Deed dated 12/27/2012 from Ray W. Hester, of record in Instrument 20121228-0119865, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert D. Hester, married man, by Quitclaim Deed dated 05/02/2018 from Robert D. Hester and Jaime H. Hester, husband and wife, of record in Instrument 20180611-0055515, Register's Office for Davidson County, Tennessee.

The subject property is not now nor has ever been the primary or marital residence of the Grantor herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-RH-20-2632

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 2632 Somerset Drive, Nashville, TN 37217

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.

Witness my hand this the 24th day of February, 2020.

Robert D. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert D. Hester with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of February, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY