WARRANTY DEED

Karen Johnson Davidson County
Batch# 366638 DEEDWARR
03/04/2020 11:12:34 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20200304-0023970

Y-VRES-20-3704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Margaret Willard	**SWBC Mortgage**	
(NAME) **3704 Inglewood Cir S**	(NAME) **9311 San Pedro Ave., Ste. 100**	**072-08-0-015.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **San Antonio, TX 78216**	
(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, **ADENIKE MARIE DAVIDSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET WILLARD, A SINGLE WOMAN,** 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No.3, Block "B" on the Map of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County, and shown on a revised and corrected Map of Lots 1 to 8 of said Block, not of record, by Pete Mayer, Surveyor, in March and June 1946, and described according to said Mayer Survey as follows:

Beginning at a point in the Southeasterly margin of Inglewood Circle South, at a set marker, the corner of Lots No. 2 and 3, on said Revised Plan, which said point is South 53 degrees 30' West 135.5 feet from a marker at the beginning of a turn of said Inglewood Circle South into Stratford Avenue, said point also being South 53 degrees 30' West 155.5 feet from the intersection of the Southeast line of Inglewood Circle South and the Westerly margin of Statford Avenue, if extended, disregarding the curve at the intersection of said street; thence with the line between Lots No. 2 and 3, South 34 degrees 15' East 133.5 feet to a point, which is South 58 degrees West 80.25 feet to the corner of Lots 3 and 4; thence with the line between said lots, North 34 degrees 15' West 127.5 feet to the margin of Inglewood Circle South; thence with the margin of the same, North 53 degrees 30' East 80.0 feet to the Beginning.

Being the same property conveyed to Adenike Marie Davidson, unmarried by Warranty deed from James C. Oliver, an unmarried person of record in Instrument No. 20050706-0077491 Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded on July 06, 2005.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1130, Page 1, 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: **3704 Inglewood Cir S, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 28th DAY OF FEBRUARY, 2020.

Adenike Marie Davidson
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADENIKE MARIE DAVIDSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ADENIKE MARIE DAVIDSON.

Witness my hand and official seal, this the 28th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212