Karen Johnson Davidson County
Batch# 384164 DEEDWARR
04/13/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20200413-0038028

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

R-LC-19-913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Christopher Seay and Cassandra Santos	**Same as New Owner**	
(NAME) **1107 A Boscobel Street**	(NAME)	**105-02-0-521.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **DAVID W. ADAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER SEAY AND CASSANDRA SANTOS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of New Hope Subdivision, of record in Plat Book 6900, Page 996, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David W. Adams, unmarried by Warranty Deed from Janice T. Key, unmarried, of record in Instrument No. 20170323-0028478, Register's Office for Davidson County, Tennessee, dated March 21, 2017 and recorded on March 23, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6900, Page 996, Register's Office for Davidson County, Tennessee.
- Declaration of Conditions, Covenants, Easements and Restrictions of record in Book 8005, Page 53, Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance for water main and sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 8486, Pages 370 and 375, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **913 Archer Street, Nashville, Tennessee 37203**.

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 6th DAY OF APRIL, 2020.

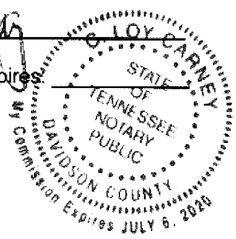
David W. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)



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

True Copy Certification

I, **Angie Lawless**, 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 executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022