SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
LISA BRACEY-FARRIS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00. Affiant Subscribed and sworn to me on April 17, 2020. Lisa Bracey Farris NOTARY PUBLIC My commission expires: 09-26-2020

Karen Johnson Davidson County
Batch# 389508 DEEDWARRSP
04/22/2020 08:09:15 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20200422-0042037

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33336

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Dax McCarty and wife Jennifer McCarty 1224 Villa Place Nashville, TN 37212	Michael Dax McCarty and wife Jennifer McCarty 1224 Villa Place Nashville, TN 37212	-105-05-0-005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Ruff and Dawn Ruff, husband and wife **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto Michael Dax McCarty and wife, Jennifer McCarty, **"GRANTEES",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 1 on the Map of the Subdivision of Blocks 37 and 52 and being a part of Block 37 of the O. B. Hayes Rokeby Addition, of record in Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 28 feet on the easterly side of Villa Place and runs back between lines 152 feet 6 1/2 inches on the south line and 152 feet 6 inches on the north line to an alley on which it measures 28 feet.

Being a portion of the same property conveyed to William Ruff and Dawn Ruff, husband and wife by Warranty Deed from Tiffany R. Johnson, a single person, of record in Instrument No. 20190327-0027729, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to William Ruff and Dawn Ruff by Quitclaim Deed from John W. Dant, III and wife, Ginny B. Dant, of record in Instrument No. KX _____, Register's Office for Davidson County, Tennessee.
KX 20200420-0041116

Being also known as 1224 Villa Place, Nashville, TN 37212.

The conveyance of the above described parcel of land is subject to any and all

to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. 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 our hands on April 17, 2020.

William Ruff

Dawn Ruff

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 17, 2020, before me personally appeared William Ruff and Dawn Ruff to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 17, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY