WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

R-AR-20-602

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)
Jane Haley	**Same as New Owner**	
(NAME)	(NAME)	
602 Barlin Drive		**142-10-0B-098.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **LINDA K. MYATT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANE HALEY,** 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. 98 on the Plan of Belle Pointe, Phase II, a Planned Unit Development of record in Plat Book 6250, Page 797, in the 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 John M. Myatt, Sr. and wife, Linda K. Myatt by Warranty deed from James C. Ramsey and wife, Daisy e. Ramsey of record in Book 11549, page 805, Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on June 30, 1999. (Value or consideration shown in aforementioned deed $125,000.00.) Being also known as 602 Barlin Drive Nashville, Tennessee 37221.

The said John M. Myatt, Sr., having since died on December 23, 2014, leaving Linda K. Myatt as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6250, Page 797, Register's Office for Davidson County, Tennessee.
- P.U.D. Overlay Plat for Belle Pointe, of record in Plat Book 6250, Page 440, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6689, Page 772, as amended in Book 6702, Page 409, Book 6774, Page 774, Book 6862, Page 292, made applicable to Phase II in Book 6770, Page 814, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6689, Page 783, as amended in Book 7409, Page 224, Book 7851, Page 215, corrected in Book 8016, Page 858, and further amended in Book 9319, Page 443, Instrument No. 20020130-0013252 and Instrument No. 20141202-0110210, in the Register's Office for Davidson County, Tennessee.
- Charter of Belle Pointe Homeowners Association of record in Book 6762, Page 261, in the Register's Office for Davidson County, Tennessee.
- Rule Regarding Enforcement of Governing Documents of record in Instrument Number 20051027-0130021, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Book 6774, Page 776, Book 6862, Page 286 and Book 6999, Page 982, in the Register's Office for Davidson County, Tennessee.
- Easement to South Central Bell Telephone Company of record in Book 4475, Page 757, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 389645 DEEDWARR
04/22/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200422-0042204

This is **improved** property known as: **602 Barlin Drive, Nashville, Tennessee 37221**.

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 10th DAY OF APRIL, 2020.

Linda K. Myatt by Carson Kelly attorney-in-Fact

Linda K. Myatt by Carson Kelly 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, CARSON KELLY, 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 LINDA K. MYATT, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDA K. MYATT.

Witness my hand and official seal, this the 10th of April, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

True Copy Certification

I, **Angela Pearson**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

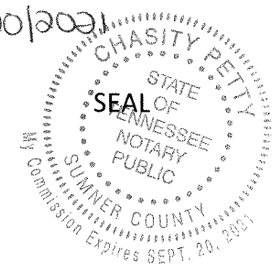
Angela Pearson

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Angela Pearson,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021



SEAL