WARRANTY DEED

Karen Johnson Davidson County
Batch# 391582 **DEEDWARR**
04/24/2020 04:07:41 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20200424-0043473

J-WB-20-3016

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

William Corbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
William Corbitt and Deborah Corbitt	new owners	
(NAME)	(NAME)	**080-04-0-093.00**
2093 Rodman Blvd.		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **CATHERINE BALTZ CORBITT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM CORBITT AND WIFE, DEBORAH CORBITT,** 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, described according to a Mortgage Loan Inspection, by John B. Kohl, III, Surveyor, dated December 12, 1979, as follows:

Beginning at a point in the Northeasterly margin of Old Hydes Ferry Pike at the Southwesterly corner of the herein described property and the Southeasterly corner of the property of Henderson; thence with Henderson's Northeasterly line 200 feet, more or less, (field measurement), to a point in the line of the herein described property and the property of Anderson; thence with the Southwesterly line of Anderson, 100.7 feet, more or less, (field measurement), to a point; said point being a common corner of the herein described property and the land of Anderson and the land of Bennett; thence with Bennett's Northwesterly line, 200 feet, more or less, (field measurement), to a point in the Northeasterly margin of Old Hydes Ferry Pike; thence with said margin of said Pike, 90.0 feet, more or less, (field measurement), to the point of beginning.

Being the same property conveyed to Catherine Baltz Corbitt by Warranty deed from Alfred E. McCormick and Joe McCormick, Executors under the will of Elizabeth Sturdivant of record in Book 5559, page 777, Register's Office for Davidson County, Tennessee, dated January 24, 1980 and recorded on January 24, 1980.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3016 Hydes Ferry Road, Nashville, Tennessee 37218**.

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 22nd DAY OF APRIL, 2020.

Catherine Baltz Corbitt

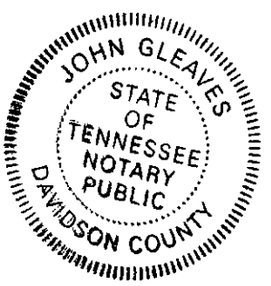
Catherine Baltz Corbitt

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE BALTZ CORBITT, 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 22nd of April, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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