WARRANTY DEED

Karen Johnson Davidson County
Batch# 398077 DEEDWARR
05/11/2020 08:46:18 AM 2 pgs
Fees: $13.00 Taxes: $670.62

20200511-0048424

G-PR-20-4785

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2020.

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)
Seth Walker Gordon	**Community Mortgage Corporation**	
(NAME) **4785 Whites Creek Pike**	(NAME) **142 Timber Creek Drive**	**030-00-0-211.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) **Cordova, TN 38018**	
(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, **EMILY LYNN KELLOGG, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SETH WALKER GORDON, AN UNMARRIED MAN,** 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 as follows, to-wit:
Described property in Davidson County, Tennessee, being land in the 14th Civil District of Whites Creek Pike and being the NW corner of Lot on the Plat of Mamie Keathley in Plat Book 5800, Page 98, Register' s Office for Davidson County, Tennessee; thence with the North line of said Lot, North 52 degree 24 minutes 51 Seconds East ,196.83 feet to an iron pin; thence North 53 degree 33 minutes 47SecondsEast , 431.76 feet to an iron pin; thence North 52 degree 17 minutes 50SecondsEast , 70.93 feet to a point; thence South 35 degree 15 minutes 00 Seconds East, 130.00 feet to a point; thence South 53 degree 31 minutes 15 Seconds West, 699.35 feet to a point in the Easterly margin of Whites Creek Pike; thence with said margin North 33 degree 15 minutes 00 Seconds 125 feet to the beginning.

Being the same property conveyed to Emily Lynn Kellogg, a single Person by Warranty deed from Francene M. Childers, unmarried of record in Instrument No. 20180619-0058787 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.
Being the same property conveyed to Francene M. Childers by Warranty deed from Steven Dickens and wife Cynthia Dickens of record in Instrument No. 20070719-0085735 Register's Office for Davidson County, Tennessee, dated July 13, 2007 and recorded on July 19, 2007.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 98, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer easement of record in Book 7135, Page 825, and rerecorded in Book 7163, page 559, 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: **4785 Whites Creek Pike, Whites Creek, Tennessee 37189**.

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 7th DAY OF MAY, 2020.

Emily Lynn Kellogg by Attorney in Fact

Emily Lynn Kellogg by Margaret Means,
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, Margaret Means, 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 EMILY LYNN KELLOGG, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY LYNN KELLOGG.

Witness my hand and official seal, this the 7th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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