WARRANTY DEED

Karen Johnson Davidson County
Batch# 409509 **DEEDWARR**
06/02/2020 03:35:03 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20200602-0056666

G-ER-20-1465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Whitney Ann Smith	new owner	
(NAME)	(NAME)	**080-08-0-402.00**
1465 Snell Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **ERNEST A. LUECKE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITNEY ANN SMITH, SINGLE,** 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. 335 on the Plan of Section Two, Bordeaux, Hills of record in Plat Book 3600, Page 7, 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 Ernest Luecke by Warranty deed from Joseph C. Whitfield and wife, Glenary whitfield of record in Instrument No. 20200210-0014811 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on February 10, 2020. Being the same property conveyed to Joseph C. Whitfield and wife, Glenary Whitfield, by Quitclaim Deed from Joseph C. Whitfield and Glenary Warner, of record in Instrument No. 20001128-0116785, Register's Office for Davidson County, Tennessee, dated October 30, 2000 and recorded on November 28, 2000. Being the same property conveyed to Joseph C. Whitfield and wife, Glenary Warner by Deed from Nancy G. Rogers, unmarried of record in Book 8116, page 283, Register's Office for Davidson County, Tennessee, dated May 22, 1990 and recorded on May 25, 1990 and Re-recorded in recorded 28, June 1990, in Book 8140, Page 781.

The above referenced property was investment property for the Grantor and has never been the principal marital residence.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 7, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3537, Page 105, Book 3573, Page 105, Book 3671, page 19, Book 3648, page 217, in the 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: **1465 Snell Blvd, 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 MAY, 2020.

Ernest A. Luecke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST A. LUECKE, 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 May, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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