WARRANTY DEED

Karen Johnson Davidson County
Batch# 410760 **DEEDWARR**
06/05/2020 08:34:42 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20200605-0057753

JM-SB-NH-20-443

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(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)
Madeline King	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
443 Monticello St	**2701 Wells Fargo Lane**	**071-01-0A-031.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Minneapolis, MN 55467**	
(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, **JEREMY EARNEST, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADELINE KING, 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:

MARIA

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of The Woods at Monticello, Phase 1 of record in Plat at Instrument No. 20091216-0114519, 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 Jeremy Earnest, a single person by Warranty deed from Woodbine Community Organization (WCO), Inc., a Tennessee non-profit Corporation of record in Instrument No. 20150720-0070603 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 20, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20091216-0114519, which voids, vacates & supercedes in Plat Book 547, Page 179, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20090528-0049122 and amendment recorded in Instrument No. 20140617-052867, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of The Woods at Monticello Homeowners' Association of record in Instrument Number 20140617-0052868, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20090529-0049581, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6407, Page 360, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 10219, Page 509 and Book 10224, Page 148, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 10183, Page 217, in the Register's Office for Davidson County, Tennessee.
- Maintenance Agreement of record in Instrument Number 20090505-0040906, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4297, Page 397 and Instrument Number 20040308-0026393, in the Register's Office for Davidson County, Tennessee.
- Deed to Metropolitan Government of Nashville of record in Book 4027, Page 266, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deeds to HOA of record in Instrument Number 20171122-0119984, Instrument No. 20171122-0119985 and Instrument No. 20171122-0119986, 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: **443 Monticello St, Nashville, Tennessee 37207**.

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 27th DAY OF MAY, 2020.

Jeremy Earnest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY EARNEST, 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 27th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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