RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

(1)

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Johnson Davidson County
Batch# 413361 DEEDWARR
06/11/2020 08:24:42 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20200611-0059639

BOX 10-A

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
John R. Rudolph, III 523 Idlewood Dr. Clarksville, TN 37043	New Owner(s)	119-13-0-231.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN KAUL, a single resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JOHN R. RUDOLPH, III, a married resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 469 Radnor Street, Nashville, Tennessee 37211. The Subject Property is conveyed to Grantee subject to (i) taxes which have not been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 10 day of June, 2020.

GRANTOR:

JOHN KAUL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared JOHN KAUL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 10 day of June, 2020.

Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00).

AFFIANT

Sworn to and subscribed before me, this 10th day of June, 2020.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 117, as shown on the map entitled the Map of College Heights, of record in Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to JOHN KAUL, by deed from DON C. CROUGH AND WIFE, LYNN CROUCH, of record in Instrument No. 20170825-0087420, dated August 22, 2017, said Register's Office.