WARRANTY DEED

Karen Johnson Davidson County
Batch# 414236 DEEDWARR
06/12/2020 03:38:46 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200612-0060514

B-AR-20-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Harold Brandon Whitehead and Susan Michelle Whitehead	**Bank of England**	
(NAME)	(NAME)	
209 Montchanin Road	**PO Box 3490**	**064-02-0-028.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Little Rock, AR 72203**	
(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, **MARY W. HILL**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAROLD BRANDON WHITEHEAD SUSAN MICHELLE WHITEHEAD, HUSBAND AND WIFE**, 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. 179 on the Plan of Section Nine, Brandywine Farms of record in Plat Book 4460, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 179 fronts 150 feet on the Northerly margin of Montchanin Drive and extends back 290.9 feet on the Westerly line and 271.6 feet on the Easterly line, to a line in the rear on which it measures 151.2 feet.

Being the same property conveyed to Mary W. Crowder by Warranty deed from Alfred J. Grayson and wife, Margaret B. Grayson of record in Book 5258 , page 641, Register's Office for Davidson County, Tennessee, dated March 01, 1978 and recorded on March 03, 1978.

Being the same property conveyed to James D. Hill and wife, Mary W. Hill, as joint tenants with the right of survivorship by Quitclaim deed from Mary W. Crowder, now known as Mary W. Hill of record in Instrument No. 20060724-0088537 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 24, 2006. James D. Hill, having since died on 12/02/2017, leaving Mary W. Hill the surviving tenant by the entirety.

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 4460, Page 40, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3816, Page 544, Book 3822, Page 851, Extension of record in Book 6371, Page 372, Extension of Record in Book 6691, Page 977 and Extension of record in Book 9138, Page 45, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9210, Page 136, 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: **209 Montchanin Road, Old Hickory, Tennessee 37138**.

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 11th DAY OF JUNE, 2020.

Mary W. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY W. HILL, 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 11th of June, 2020.

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



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212