THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527344

Karen Johnson Davidson County
Batch# 427139 **DEEDWARR**
06/26/2020 12:41:31 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200626-0069444

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Ruth Wells 5209 Smartt Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146 16 0 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert P. Sudderth and Molly H. Sudderth, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Ruth Wells, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 954 on the Plan of Brentwood Hall, Section IX, of record in Book 2331, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 954 fronts 95 feet on the Westerly margin of Smartt Drive and extends back 203.2 feet on the Northerly line and 208 feet on the Southerly line to a dead line in the rear, measuring 96 feet thereon.

Being the same property conveyed to Robert P. Sudderth and wife, Molly H. Sudderth, by Quitclaim Deed from Robert P. Sudderth and Molly A. Head, now Sudderth, husband and wife, of record in Instrument No. 20100830-0068557, in the Register's Office of Davidson County, Tennessee, dated August 20, 2010 and recorded on August 30, 2010.

Being the same property conveyed to Robert P. Sudderth, a single person and Molly A. Head, a single person, by Warranty Deed from Preston S. Cannon and wife, Amy G. Cannon, of record in Instrument No. 20020219-0020695, in the Register's Office of Davidson County, Tennessee, dated January 25, 2002 and recorded on February 19, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Hall Section IX, as recorded in Plat Book 2331, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2488, Page 489.

This is improved property located at 5209 Smartt Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2020.

Robert P. Sudderth

Molly H. Sudderth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert P. Sudderth and Molly H. Sudderth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020