WARRANTY DEED

Karen Johnson Davidson County
Batch# 431337 **DEEDWARR**
07/07/2020 08:06:43 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20200707-0072625

Y-SB-VRES-20-3818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Michael F. Hussey and Stephanie G. Wilcox	**New Owner**	
(NAME) **315 Alberto Street**	(NAME) **315 Alberto Street**	**117-14-0-004.00**
(ADDRESS) **Charlotte, NC 28207**	(ADDRESS) **Charlotte, NC 28207**	
(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, **PEGGY B. RICH, A SINGLE WOMAN, AND PAULA E. RICH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL F. HUSSEY AND STEPHANIE G. WILCOX,** 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. 8 on the Plan of Woodmont Estates Number 2 of record in Plat Book 1130, Page 99, in the Register's Office for Said County.

Said Lot No. 8 fronts 100 feet on the Easterly margin of Cross Creek Road and extends back 231.5 feet on the Northerly line and 237 feet on the Southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Peggy B. Rich and Paula E Rich, as joint tenants with right of survivorship by Warranty deed from G. Scott Haley, married and Jack Rainey, Sr., and Karen P. Rainey of record in Book 11038, page 177, Register's Office for Davidson County, Tennessee, dated July 24, 1998 and recorded on July 28, 1998.

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 1130, Page 99, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 1449, Page 61, as amended in Book 1781, Page 561, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenant for Detached Structure of record in Instrument Number 20010320-0026814, 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: **3818 Cross Creek Road, Nashville, Tennessee 37215**.

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 2nd DAY OF JULY, 2020.

Peggy B. Rich

Peggy B. Rich

Paula E. Rich

Paula E. Rich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY B. RICH, 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 2nd of July, 2020.

Notary Public
My Commission Expires: 5/3/24
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA E. RICH, 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 2nd of July, 2020.

Notary Public
My Commission Expires: 5/3/24
(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