Karen Johnson Davidson County
Batch# 431530 DEEDWARR
07/07/2020 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $958.51
20200707-0072924

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $259,055.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2020.

Notary Public:
My Commission Expires: 10/15/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jared Runion and Makenna Runion 202 Church Street Goodlettsville, TN 37072	New Owner	019-13-0-032.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rudy A. Lindsey, Jr. and wife, Mitzi B. Lindsey**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jared Runion and Makenna Runion, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING in the 10th Civil District of Davidson County in the Town of Goodlettsville and on the westerly side of Church Street, being a part of Lot Nos. 10, 11, and 12 on the Map showing subdivision of part of W.B. Myers' Home Place as of record in Book 547, Page 41, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point in the westerly side of Church Street at the northeast corner of said Lot No. 12 and running westerly with the southerly margin of an alley 145 feet to a point in the northerly line of Lot No. 10, said point being 20 feet westerly from the northeast corner of Lot No. 10 and the northwest corner of Lot 11 in said subdivision, thence southerly and parallel to the westerly line of Lot No. 11, 56 feet to a point; thence easterly 145 feet to a point in the east boundary line of Lot No. 12 at Church Street; thence northerly with the east boundary line of said Lot No. 12 and along the westerly margin of Church Street 56 feet to the point of beginning.

BEING the same property conveyed to Rudy A. Lindsey, Jr. and wife, Mitzi B. Lindsey, by Warranty Deed from Bruce Allan DeVries and wife, Darla Marie DeVries, dated 11/10/2011 and recorded 11/16/2011 in Instrument No. 20111116-0089517, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Book 547, Page 41, in the Register's Office of Davidson County, Tennessee.

2020 Goodlettsville City taxes; a lien not yet due and payable.

2020 Sumner County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 202 Church Street, Goodlettsville, TN 37072

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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 1st day of July, 2020.

Rudy A. Lindsey, Jr.

Mitzi B. Lindsey

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Rudy A. Lindsey, Jr. and Mitzi B. Lindsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of July, 2020.

Commission Expires: 9/20/21

Notary Public:

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

