WARRANTY DEED

Karen Johnson Davidson County
Batch# 431591 DEEDWARR
07/07/2020 11:24:12 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200707-0072999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF July 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA S. HENRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Rudolph	NEW OWNER	
(NAME)	(NAME)	
532 Idlewood Dr.		091 09 0 166.00
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN RUDOLPH, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Lot No. 19 on the Map of the B. F. Cockrills Farm, of record in Book 161, Page 135, Register's Office for said County, and described according to a survey of John Kohl, dated September 08, 1971, as follows:

BEGINNING at a point in the East margin of Eastboro Drive, formerly Cowan Avenue, 150 feet South of the South margin of Deal Avenue; thence Easterly 160.75 feet to a point; thence Southerly 47 feet to a point; thence Westerly 161 feet to the East margin of Eastboro Drive; thence with the margin of the same, Northerly 57.48 feet to the point of beginning.

Being the same property conveyed to Carl Richard Greer, and wife Jeanette Greer, by Warranty Deed from Carrol Lee Parker, and wife Linda Parker, of record in Book 5177, Page 99, in the Register's Office of Davidson County, Tennessee, dated July 15, 1977 and recorded on July 29, 1977. And the said Jeanette Greer is correctly known as Jeanetta Greer. And the said Carl Richard Greer having since died on July 07, 1999 leaving the said Jeanetta Greer as surviving tenant by the entirety and sole owner of the subject property.

Being the same property conveyed to City Limits Construction LLC, a Tennessee limited liability company, by Warranty Deed from Jeanetta Greer, unmarried, of record in Instrument No. 20200515-0050627, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 15, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

BOX 10-A

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

unimproved
This is improved x property, known as 624 Eastboro Dr., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7 day of July, 2020

CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, the within named bargainor, a limited liability company and that he as such Member Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member Manager.

Witness my hand and official seal this 7 day of July, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public