WARRANTY DEED

Karen Johnson Davidson County
Batch# 438233 **DEEDWARR**
07/15/2020 11:48:26 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20200715-0077452

JM-SB-ER-20-4047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(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)
Jim Myatt and Marcia Myatt	**NEW OWNER**	
(NAME)	(NAME)	
4047 Cedar Cir		**058-16-0-003.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **MARGARET B. HUGHES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIM MYATT AND MARCIA MYATT, 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 the 13th Civil District of Davidson County, Tennessee, being lot No. 19 of Block "DD", on the Revised Map of Fairview Subdivision, as of record in book 1130, page 54, Register's Office for said County.

Said lot Nos. 19 and 20 front together 160.8 feet on the Northwesterly side of Cedar Circle and runs back 396.2 feet on the Southwesterly line and 407 feet on the Northeasterly line to a dead line, measuring 242.4 feet thereon.

Being a portion of the same property conveyed to John L. Hughes and wife, Margaret B. Hughes by Warranty deed from Melvin Spencer Hendrix and wife, Majorie Kathleen Hendrix of record in Book 5117, page 592 Register's Office for Davidson County , Tennessee, dated February 23, 1977 and recorded on February 23, 1977.

Note: Decree for Redemption Recorded on March 29, 2001, in Instrument No. 20110329-0030330.

The said John L. Hughes has since died leaving Margaret B. Hughes as the surviving tenant by the entirety.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4047 Cedar Cir, Nashville, Tennessee 37218**.

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 10th DAY OF JULY, 2020.

Margaret B. Hughes
Margaret B. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET B. HUGHES, 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 10th of July, 2020.

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



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212