WARRANTY DEED

Karen Johnson Davidson County
Batch# 440813 **DEEDWARR**
07/20/2020 02:20:40 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20200720-0079449

Y-SB-VRES-20-2525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-13-2021
(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH 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)
Matthew Allen Hale and J. Gregory Hale	New Owner	
(NAME)	(NAME)	**104-11-0-316.00**
2525 Blair Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **CLAYTON PETTY RHODES, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW ALLEN HALE, AN UNMARRIED MAN, AND J. GREGORY HALE, A MARRIED MAN,** 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 the Easterly 47 1/2 feet of Lot No. 88 on the Plan of Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 47 1/2 feet on the Southerly margin of Blair Boulevard and extends back between parallel lines 160.5 feet to the Northerly line of Lot No. 75 in said Subdivision.

Being the same property conveyed to Clayton Petty Rhodes, unmarried, and Lindsay S. Sanders, unmarried, by Warranty Deed from Lawson D. Craig, an unmarried person, of record on July 13, 2006 as Instrument No. 20060713-0084630, Register's Office for Davidson County, Tennessee. Subsequently, Clayton Petty Rhodes and Lindsay S. Sanders, n/k/a Lindsay Sanders Rhodes, having married and divorced. The subject property was awarded to Clayton Petty Rhodes by Order of record in Instrument No. 20200210-0015131, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Clayton Petty Rhodes, unmarried, by Quitclaim Deed from Clayton Petty Rhodes, unmarried, of record on June 18, 2020 in Instrument No. 20200618-0064642, see also Scriveners Affidavit of record in Instrument No. 20200708-0074044, Register's Office for Davidson County, Tennessee. The said Lindsay Sanders Rhodes having executed said Quitclaim Deed to convey any interest she had in subject property.

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 332, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20200124-0009072 in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Book 9666, Page 429, 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: **2525 Blair Blvd., Nashville, Tennessee 37212**.

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 16th DAY OF JULY, 2020.

Clayton Petty Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON PETTY RHODES, 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 16th of July, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023