Karen Johnson Davidson County
Batch# 444482 DEEDWARR
07/27/2020 03:03:39 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20200727-0082263

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20072847

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Rebecca S Blank
Affiant

Subscribed and sworn to before me, this 24th day of July, 2020.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca S. Blank 2917 Dobbs Avenue Nashville TN 37211	New Owner	Tax Parcel ID No. 119-14-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas McCloud, Jr. and Holly McCloud, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rebecca S Blank, Unmarried Woman and Frederick Blank, III, Married Man, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15, in Block D, as shown on the map entitled Part One of Woodbine Courts, of record in Plat Book 1130, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS MCCLOUD, JR. and HOLLY MCCLOUD, HUSBAND AND WIFE, by deed from STOKER G. WHITE and wife, NICOLE A. WHITE, of record in Instrument No. 20110810-0061628 , dated July 29, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 119-14-0-056.00.

Restrictive Covenants contained in instrument of record in Book 1163, page 441, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 39, said Register's Office.

This is improved property located at 2917 Dobbs Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-20-2917

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2020.

Thomas McCloud, Jr.

Holly McCloud

STATE OF South Carolina)

COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas McCloud, Jr. and Holly McCloud, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~24~~ 23th day of July, 2020.

Notary Public

My Commission Expires: Nov. 26, 2023

JOHN W. KREBSER NOTARY PUBLIC CHARLESTON COUNTY, SC Commission Expires November 26, 2023