CHRISTOPHER N GIBSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184035659
MY COMMISSION EXPIRES SEPTEMBER 07, 2022

WARRANTY DEED

CHRISTOPHER N GIBSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184035659
MY COMMISSION EXPIRES SEPTEMBER 07, 2022

A-CRE-20-1505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 09/07/2022
(AFFIX SEAL)

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)
Kelly Easter	**New Owner**	
(NAME) **PO BOX 60735**	(NAME)	**094-01-0-417.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **JOHN CROGHAN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY EASTER, SINGLE,** 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 Lot No. 83 on the plan of Shelby Village No. Two of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly Margin of Electric Avenue at the corner of Lots Nos. 83 and 84; Thence with the line between said lots, Northwesterly 121.5 feet to the corner of Lot No. 82; Thence with the line between said lots Not 82 and 83, Northwesterly 106.2 feet to the Westerly margin of South 16th Street; thence around said curve Southwesterly 53.8 feet to the margin of Electric Avenue, Thence with the margin of the same Southwesterly 45.6 feet to the point of beginning.

Being the same property conveyed to John Croghan by Warranty deed from Federal National Mortgage Association by and through its Attorney-in-fact, Johnson and Freedman LLC, with Brian Widener signing as Attorney of Johnson and Freedman, LLC of record in Instrument No. 20091119-0106440 Register's Office for Davidson County, Tennessee, dated November 13, 2009 and recorded on November 19, 2009.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville of record in Book 2013, Page 421, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1505 Electric Avenue, Nashville, Tennessee 37206.**

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.

Karen Johnson Davidson County
Batch# 449068 **DEEDWARR**
08/03/2020 02:30:59 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200803-0085477

Witness my/our hand(s) this the 30th DAY OF JULY, 2020.

John Croghan

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN CROGHAN, 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 31st of July, 2020.

Notary Public
My Commission Expires: 09/07/2022
(SEAL)

CHRISTOPHER N GIBSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184035659
MY COMMISSION EXPIRES SEPTEMBER 07, 2022

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