Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1999



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of August, 2020

Notary Public

Commission Expires: 10-25-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Ralls and Megan Ralls 1028B Maynor Street Nashville, TN 37216	New Owner	072-06-0J-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Ellen Rebecca Effler Sutton, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Ralls and Megan Ralls, husband and wife

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:

Land situated in Davidson County, Tennessee, being Unit 1028B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1028 Maynor Place, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150603-0051973, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ellen Rebecca Sutton, an unmarried woman (also known as Ellen Rebecca Effler Sutton), by Warranty deed from H&B Development Partners, a Tennessee Partnership of record in Instrument No. 20160719-0074378 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on

Karen Johnson Davidson County
Batch# 453886 DEEDWARR
08/10/2020 02:49:46 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200810-0088936

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RC-21-11285

July 19, 2016. (Value of consideration shown in aforementioned deed $410,000.00.)

Being also known as 1028B Maynor Street, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1028B Maynor Street, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of August, 2020.

Ellen Rebecca Effler Sutton

Ellen Rebecca Effler Sutton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen Rebecca Effler Sutton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of August, 2020.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Notary Public
My Commission Expires: 10-25-2022