Karen Johnson Davidson County
Batch# 454613 DEEDWARR
08/12/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200812-0089529

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 205,000.00

Affiant

Subscribed and Sworn before me this 10th day of August, 2020.

Notary Public
My commission expires: 6/12/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Laura P. Hayes 4128 Lealand Lane Nashville, TN 37204	The same	072-14-0-275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Leonard Amdur**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laura P. Hayes, a married woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

BEING part of Lot 1 on the Plan of the Old Cahal property as of record in Book 57, page 150. Register's Office for said County, being the southerly 136.0 feet of Lot No. 5. on the unrecorded plan of George A. Pickup's Subdivision, of part of said Lot 1, described as follows:

Beginning on the northerly margin of Cahal Avenue, at a point 141.0 feet east of the easterly margin of Northview Avenue, said point being the southeast corner of Lot 4 of said Pickup's Subdivision; thence with the easterly line of Lots 4 and 3, northwardly 136.0 feet; thence at right angles eastwardly 70.0 feet to the dividing line between Lots 5 and 6; thence with said line, southwardly 136.0 feet to the northerly margin of Cahal Avenue; thence with said Avenue. westwardly 70.0 feet to the beginning.

Being the same property conveyed to Mary S. Putman by deed from BLC Investments, Inc. of record in Book 7698, page 907. Register's Office for Davidson County, Tennessee. Further having been conveyed to Leonard Amdur by Warranty Deed from Mary S. Putman on February 28, 1991, and filed for record in Book 8486, page 630, said Register's Office.

This is improved proeprty known as 1607 Cahal Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2020

Leonard Amdur

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Leonard Amdur with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Notary Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Copy Acknowledgement

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/27/22

