2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 458254 DEEDWARR
08/17/2020 10:52:26 AM 2 pgs
Fees: $13.00 Taxes: $1,167.35

20200817-0091871

R-VRES-20-4503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $315,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2020.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

THIS INSTRUMENT WAS PREPARED BY

BOX 10-A

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michele Duval and Jeremy Duval	Mutual of Omaha Mtg	
(NAME)	(NAME)	
4503 Helmwood Drive	1125 Ocean Ave	**061-02-0-014.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lakewood, NJ 08701	
(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, **AUDREY SUE HAKMAN, UNMARRIED AND CHRISTOPHER KENNEDY DEAN, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELE DUVAL AND JEREMY DUVAL, WIFE AND HUSBAND,** 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. 212 on the Plan of Section 7, Gra-Mar Acres of record in Plat Book 2331, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert L. Matson, unmarried by Warranty Deed from Robbie W. Ashburn, unmarried, of record in Instrument No. 20071231-0149213, Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on December 31, 2007.

Being the same property conveyed to Audrey Sue Hakman, unmarried and Christopher Kennedy Dean, unmarried , as tenants in Common with the Right of Survivorship by Warranty deed from Robert L. Matson, an unmarried man of record in Instrument No. 20181205-0118650 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 05, 2018.

This conveyance is subject to:
- Davidson County Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2331, Page 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2481, Page 129, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water Mains of record in Book 2488, Page 325, 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: **4503 Helmwood Drive, Nashville, Tennessee 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 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 12th DAY OF AUGUST, 2020.

Audrey Sue Hakman by Laura Mitchell, Attorney-in-fact
Audrey Sue Hakman By Laura Mitchell, Attorney in Fact

Christopher Kennedy Dean by Laura Mitchell, Attorney-in-fact
Christopher Kennedy Dean By Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AUDREY SUE HAKMAN AND CHRISTOPHER KENNEDY DEAN, and who acknowledged he/she/they executed the same as the free act and deed of the said AUDREY SUE HAKMAN AND CHRISTOPHER KENNEDY DEAN.

Witness my hand and official seal, this the 12th of August, 2020.

Lauren Rose Ewing
Notary Public
My Commission Expires:
(SEAL)

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

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