WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023

(AFFIX SEAL)

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

G-VRES-20-01004B

Karen Johnson Davidson County
Batch# 462796 DEEDWARR
08/24/2020 12:34:30 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20200824-0095501

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)
Andrew Kirk	New Owner	
(NAME) **1004 B Sutton Hill Road**	(NAME)	**118-09-0-140.00**
(ADDRESS) **Nashville, TN 37204**	(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, **LEAH HUBBARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW KIRK, A SINGLE MAN,** 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. 2-A on the Plan of A Resubdivision of Lot Number Three of Block "F" on the plan of Battlefield Estates of record in Plat Book 4885, Page 37 amended in Book 6200, Page 85, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2A fronts 45.83 feet on the Northerly margin of Sutton Hill Road and extends back 122.60 feet on the Easterly line and 114.0 feet on the Westerly lien to a dead line in the rear, measuring 44.94 feet thereon.

Being the same property conveyed to Leah Altfeld by Warranty deed from Patricia Outlaw, unmarried of record in Instrument No. 20091120-0106907 Register's Office for Davidson County, Tennessee, dated November 17, 2009 and recorded on November 20, 2009.

Leah Altfeld having since married and is now known as Leah Hubbard. Andrew Hubbard joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 37, amended in Book 6200, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6348, Page 723, 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: **1004 B Sutton Hill Road (a/k/a 1004 Sutton Hill Road), Nashville, Tennessee 37204**.

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 21st DAY OF AUGUST, 2020.

Leah Hubbard by Kate Nyquist, Attorney in Fact
Leah Hubbard
by Kate Nyquist, Attorney in Fact

Andrew Hubbard by Kate Nyquist, Attorney in Fact
Andrew Hubbard
by Kate Nyquist, 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, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LEAH HUBBARD, and who acknowledged he/she/they executed the same as the free act and deed of the said LEAH HUBBARD.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANDREW HUBBARD, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW HUBBARD.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY