Karen Johnson Davidson County
Batch# 486907 DEEDWARR
09/30/2020 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20200930-0113020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JANICE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0803

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bradley Thomas and Natalie Aulvin	Cardinal Financial Company	Map: 13500015700
(NAME) 1866 Reynolds Road	(NAME) P.O. Box 0054	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Palatine, IL 60055-0054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIX THOUSAND AND NO/100 DOLLARS ($206,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RANDY M. HALE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRADLEY THOMAS AND NATALIE AULVIN, 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:

BEING A TRACT IN THE 2ND, FORMERLY 5TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PART OF THE SOUTH PART OF THE LAND OF J. M. HARDY AS SHOWN IN A PROCEEDING UNDER RULE NO. 36979, OF THE CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF REYNOLDS ROAD OPPOSITE AN IRON PIN BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ORVAL L HUSKEY AND WIFE, BY DEED OF RECORD IN BOOK 1510, PAGE 475, REGISTERS OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY LINE OF SAID HUSKEY PROPERTY, ALONG A DRAIN SOUTH 87 DEGREES EAST 225 FEET TO A POINT; THENCE SOUTH 10 DEGREES 15 MINUTES WEST 100 FEET TO A POINT; THENCE NORTH 87 DEGREES WEST 225 FEET TO THE CENTER LINE OF REYNOLDS ROAD; THENCE WITH THE CENTER LINE OF THE SAME NORTH 10 DEGREES 15 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Randy M. Hale and wife, Jean C. Hale, by deed from Ronnie L. Jones and wife, Charlotte V. Jones, of record in Book 4962, Page 413, dated October 16, 1975, Register's Office for said County. The said Jean C. Hale having since died and title vested in Randy M. Hale, as surviving tenant by the entirety.

This conveyance is made subject to 2020 taxes, which have been prorated and assumed by the Grantees.

unimproved ☐
This is improved ☒ property, known as 1866 Reynolds Road, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 30th day of September, 2020.

Randy M. Hale

Randy M. Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy M. Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of September, 2020.

My Commission Expires:

1/3/23

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY