Karen Johnson Davidson County
Batch# 493597 DEEDWARR
10/09/2020 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,812.00
20201009-0117849

FF 35737

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35737-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Evan L. Halkias 206 Carden Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner 206 Carden Avenue Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 10413005100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey W. Rush and wife, Tonya H. Rush** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Evan L. Halkias, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 206 Carden Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of September, 2020.

Jeffrey W. Rush

Tonya H. Rush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey W. Rush and Tonya H. Rush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2020.

Notary Public

My Commission Expires:

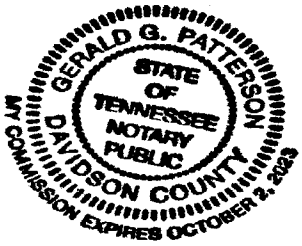


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Bransford Realty Company's Subdivision of certain Lots in Block "E", "F" and "G" in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the easterly margin of Carden Avenue and extends back 210 feet between parallel lines to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Jeffrey W. Rush and wife, Tonya H. Rush by deed dated March 12, 2001 from Stephen K. Rush and Phillip V. Rush of record in Instrument No. 20010316-0025275, as rerecorded in Instrument No. 20030808-0113551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10413005100.
3. All matters appearing on the Plan of record as Book 547, page 53, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

