WARRANTY DEED

Karen Johnson Davidson County
Prep Batch# 507751 DEEDWARR
Rec 11/03/2020 10:00:59 AM 2 pgs
Cha Fees: $13.00 Taxes: $1,628.00
162
Bre

20201103-0128337

G-VRES-20-2803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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)
2803 Blair Blvd., LLC		
(NAME)	(NAME)	
2803 Blair Blvd	317 54th Ave N	**104-10-0-240.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37209	
(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, **JERRY D. MAYES, EXECUTOR OF THE ESTATE OF MOISELLE PEAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2803 BLAIR BLVD., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly part of Lot 30 and part of the westerly part of Lot 29 on the Map of Bransford Realty Company's Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County, and described as follows:

BEGINNING at a point at the southeast intersection of Blair Boulevard, and the first alley west of Westmoreland Drive; thence with the margin of Blair Boulevard, easterly 80 feet to a point; thence South 11 degrees West 102.8 feet to a point in the north line of the property conveyed to Martin Construction Company, by deed of record in Book 1810, page 283, Register' Office; thence along Martin Construction Company's north line, northwesterly 10 feet to a point; thence South 24 degrees 24 minutes West 40.7 feet to a point in the south line of a 5-foot easement for a sewer; thence along the south line of said easement, North 45 degrees 48 minutes West 70 feet to a point in the easterly margin of an alley; thence with the margin of the same, north 18 degrees 56 minutes East 50 feet to a turn in said alley; thence continuing with the margin of said alley, north 0 degrees 57 minutes West 38 feet to the southerly margin of Blair Boulevard, being the point of beginning.

Being the same property conveyed to Moiselle Peay, by Warranty Deed from Esther Yeargin, Pearl Matthews, Lila Willis Sutherland and Margaret McKee Welthorpe, of record in Book 4422, Page 374, Register's Office for Davidson County, Tennessee, dated May 12, 1970 and recorded on June 5, 1970. Moiselle Peay having died on or about August 27, 2019. Jerry D. Mayes was appointed Executor of The Estate of Moiselle Peay, which remains open in the Seventh Circuit Court of Davidson County, Tennessee under Docket #19P1607. Order filed September 25, 2020 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 16, 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: **2803 Blair Blvd, Nashville, Tennessee 37212**.

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 28th DAY OF October, 2020.

Estate of Moiselle Peay

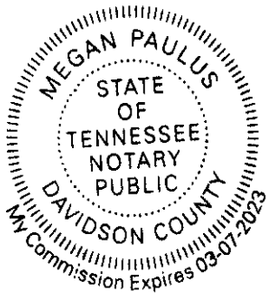
BY: _____
Jerry D. Mayes
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY D. MAYES, EXECUTOR of the ESTATE OF MOISELLE PEAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of October, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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