WARRANTY DEED

Karen Johnson Davidson County
Batch# 515123 DEEDWARR
11/12/2020 10:40:50 AM 2 pgs
Fees: $13.00 Taxes: $1,459.65

20201112-0133162

JM-SB-RF-20-640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
William Key and Kimberly Key	**NEW OWNER**	
(NAME)	(NAME)	**141-15-0B-032.00-CO**
640 River Ridge Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **REBEKAH A. RAUN AND BENJAMIN D. HALE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM KEY AND WIFE, KIMBERLY KEY,** 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. 300 on the Plan of Rolling River Estates, Phase II of record in Plat Book 5200, Page 7, 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 Rebekah A. Raun and Benjamin D. Hale, wife and husband by Warranty deed from Jonathan C. Reveal and wife, Rebecca C. Reveal of record in Instrument No. 20170616-0060559 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 16, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5200, Page 7, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4892, Page 689, Book 5214, Page 933, Register's Office for Davidson County, Tennessee.
- Permanent fence Easement of record in Book 11729, Page 211, in the Register's Office for Davidson County, Tennessee.
- Charter of Rolling River Estates HOA of record in Book 4892, Page 671, Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common areas to HOA of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 4892, Page 679, 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: **640 River Ridge Ct, Nashville, Tennessee 37221**.

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 10th DAY OF NOVEMBER, 2020.

Rebekah A. Raun
by Paul Hinman as Attorney-in-fact

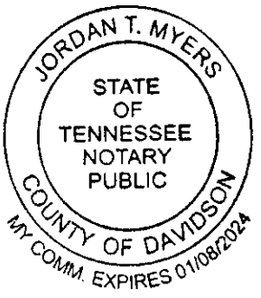
Benjamin D. Hale
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, 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 REBEKAH A. RAUN AND BENJAMIN D. HALE, and who acknowledged he/she/they executed the same as the free act and deed of the said REBEKAH A. RAUN AND BENJAMIN D. HALE.

Witness my hand and official seal, this the 10th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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