WARRANTY DEED

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Karen Boswell
Affiant

Subscribed and sworn to me on November 20, 2020.

Briana Gage
NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 520959 DEEDWARR
11/25/2020 08:24:04 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20201125-0138168

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34009.PFD

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-TAB-20-4873

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kristyn McKenzie Whaley & Streator K. Ward 4813 Merrill Lane Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	146-8-038

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grant Minchew and Hailey Blackburn, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kristyn McKenzie Whaley, an unmarried woman and Streator K. Ward, an unmarried man as Tenants in Common with the Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two, Elysian Meadows Addition, as of record in Plat Book 2663, page 101, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to Grant Minchew and Hailey Blackburn, husband and wife, by Deed from Michael C. Wilson and wife, Allison L. Wilson of record in Instrument No. 20160920-0098952, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County Taxes which have been prorated by the parties and paid by the Grantors; 2021 and subsequent taxes are assumed by the Grantees.
2. Matters shown on plan of record in Book 2663, page 101, in the Register's Office for Davidson County, Tennessee.
3. Easements contained in instrument of record in Book 1174, page 235, in said Register's Office.

This property is also known as improved property located at 4813 Merrill Lane, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 20th day of November, 2020.

Grant Minchew

Hailey Blackburn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Grant Minchew and Hailey Blackburn to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 20, 2020.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024