Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 534883 DEEDWARR
12/15/2020 02:50:22 PM 2 pgs
Fees: $13.00 Taxes: $1,089.65

20201215-0148056

2020-772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $294,499.00.

Affiant

Subscribed and sworn to before me this 10th day of December, 2020.

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leonard Colin Hales	new owner	
7277 Charlotte Pike		114-08-0C-141.00-CO
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sara Corey n/k/a Sara Clifford, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Leonard Colin Hales, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of The Final Plat of West Park, Phase 3 of record in Plat at Instrument No. 20060202-0012968 and also amended by Exhibit "A" of Declaration of Covenants Conditions and Restriction in Instrument No. 20060202-0013378, 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 Sara Corey, an unmarried woman by Warranty deed from Rachel E. Owens, an unmarried woman of record in Instrument No. 20160713-0071791 Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 13, 2016.

Caleb Clifford, spouse of Sara Clifford, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7277 Charlotte Pike, 323, Nashville, TN 37209.**

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTES-20-7771-323

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 10th day of December, 2020.

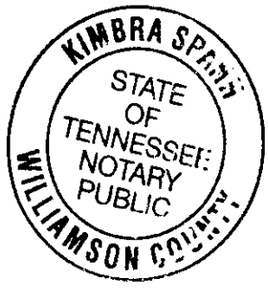
Sara Clifford

Caleb Clifford

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 Sara Clifford and Caleb Clifford, 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 at Nashville, Tennessee, this 10th day of December, 2020.



Notary Public – Kimbra Spann
My Commission Expires: 2/20/2023