Karen Johnson Davidson County
Batch# 540153 DEEDWARR
12/22/2020 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20201222-0152238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-14-21
(AFFIX SEAL)

JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

W-SB-TI-20-916-918

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)
Greg Joel Oliver	New Owner	
(NAME)	(NAME)	
916 and 918 11th Avenue North		**092-04-0-394.00 (PARCEL I)** **092-04-0-393.00 (PARCEL II)**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **RAYMOND UFFORD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREG JOEL OLIVER,** 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:

(Parcel I)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 34 & North 1/2 of 33, C.M. Holt's Plan of record in Plat at Instrument No. 20160408-0033970, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(Parcel II)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 34 & North 1/2 of 33, C.M. Holt's Plan of record in Plat at Instrument No. 20160408-0033970, 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 a portion of the same property conveyed to Julian Jobe, married by Warranty Deed from James L. Brown, Jr, unmarried of record in Instrument No. 20151015-0104904 Register's Office for Davidson County, Tennessee, dated October 9, 2015 and recorded on October 15, 2015. (For Parcel I and II)

Being the same property conveyed to Raymond Ufford by Quitclaim Deed from Julian Jobe of record in Instrument No. 20151027-0109310 Register's Office for Davidson County, Tennessee, dated October 9, 2015 and recorded on October 27, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20160408-0033970, Register's Office of Davidson County, Tennessee. (for Parcel I and II)
- Restrictive Covenant for Detached Structure of record in Instrument Number 20170426-0041183, 20170426-0041184, 20170426-0041185, 20170426-0041186, in the Register's Office for Davidson County, Tennessee. (For Parcel I and II)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 and 918 11th Avenue North, Nashville, Tennessee 37208**.

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 17th DAY OF DECEMBER, 2020.

Raymond Ufford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND UFFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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