WARRANTY DEED

Karen Johnson Davidson County
Batch# 542901 DEEDWARR
12/28/2020 02:45:46 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201228-0153726

JM-SB-DRES-20-1257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
Central Coast Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**105-03-0-270.00**
837 Russleo Dr		
(ADDRESS)	(ADDRESS)	
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, **VESTA DALTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CENTRAL COAST PROPERTIES, LLC,** 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:

Being part of Lot No. 29 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, pages 182 and 183, Register's Office for said County, described as follows:

Beginning on the Westerly margin of 2nd Avenue South, formerly Market Street, at the Northeast corner of the property conveyed to Lockie Sanders by deed from Lucilla Davis, Executrix, of record in Book 1055, page 240, said Register's Office; thence with Sanders' Northerly line, Westwardly 135 feet, more or less, to the Easterly margin of an alley; thence with said alley, Northwardly 40 feet; thence Eastwardly 135 feet, more or less, to the Westerly margin of 2nd Avenue South; thence with said Avenue, Southwardly 40 feet to the beginning.

Being the same property conveyed to J. B. Dalton and wife, Vesta Dalton by Warranty deed from Marion Thurman and wife, Eva M. Thurman of record in Book 4636, page 870, Register's Office for Davidson County, Tennessee, dated September 07, 1972 and recorded on September 12, 1972.

J. B. Dalton died April 16, 1995 leaving Vesta Dalton as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2, Page 182, 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: **1257 2nd Avenue South, Nashville, Tennessee 37210**.

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 30th DAY OF NOVEMBER, 2020.

Vesta Dalton

Vesta Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VESTA DALTON, 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 30th of November, 2020.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

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

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