Karen Johnson Davidson County
Batch# 573924 DEEDWARR
02/12/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20210212-0020304

| | |
|---|---|
| EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF Williamson**<br>The actual consideration or value, whichever is greater, for this transfer is $199,000.00<br>Affiant<br>Subscribed and sworn to before me, this 12th day of February, 2021.<br>Notary Public<br>My commission expires: 3/17/2024 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Joey W. Hale** | **New Owner** | **050-14-0-252.00** |
| **3231 Moorewood Drive** | | |
| **Nashville, TN 37207** | | |

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 ACKNOWLEDGE, I,

**Shera May Hale, a married woman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joey W. Hale, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 243 on the Plan of Section Two, Parkwood Estates of record in Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 243 fronts 75.0 feet on the westerly margin of Moorewood Drive, and extends back 138.08 feet on the northerly line and 138.85 feet on the southerly line to a dead line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Ralph J. Grubbs and wife, Ruth Louise Grubbs, by Cash Deed for Tennessee, from Philip N. Brownstein, dated March 3, 1964, of record in Book 3704, Page 173, Register's Office for Davidson County, Tennessee. Ralph Jackson Grubbs having since died. Said property being further conveyed to Shera May Hale, by Quitclaim Deed, from Ruth Louise Grubbs, dated February 9, 2018, of record in Instrument No. 20180209-0013197, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3249, Page 345, amended in Book 3309, Page 615 and Book 3616, Page 269, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3231 Moorewood Drive, Nashville, TN 37207

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 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.

Jerry W. Hale joins in this conveyance to convey any interest he may have in the property, marital or otherwise.

Witness my/our hand(s) this 12th day of February, 2021

Shera May Hale
Shera May Hale

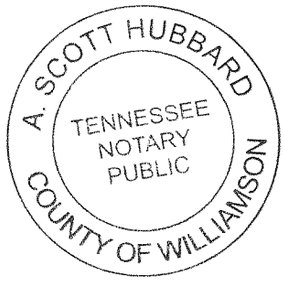
Jerry W. Hale
Jerry W. Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of February, 2021, before me personally appeared Shera May Hale and Jerry W. Hale, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of February, 2021.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024




File #: **21-73**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021