This Instrument Prepared ~~By and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-SB-PR21-2905

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $345,000.00.

Affiant

Subscribed and sworn before me this the 11th day of February, 2021.

Notary Public
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 578784 DEEDWARR
02/25/2021 11:50:56 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210225-0023905

WARRANTY DEED

Address of New Owner:
Andrew S. Hunton
2905 Eastland Avenue
Nashville, TN 37206

Send Tax Bill to:
new owner

Tax Information:
084-05-0 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHLEEN CLARKE WILLIAMS AND ANDERSON WACHTEL WILLIAMS, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW S. HUNTON, SINGLE MAN , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 400 on the Plan of Dugger Heights Section IV, as of record in Book 2083, page 86, Register's Office for said County.

Said Lot fronts 157.8 feet on the southwesterly side of Eastland Avenue and extends back 178.6 feet on the northwesterly line, 108.9 feet on the southeasterly line to a dead line, which is a broken line, and measures 156 feet thereon.

Being the same property conveyed to Kathleen Clarke Williams and Anderson Wachtel Williams, wife and husband, by deed from Sandra M. Hughes, unmarried, dated 02/27/2019 of record in Instrument No. 20190228-0018269, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2905 Eastland Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11 day of February, 2021.

Kathleen Clarke Williams

Anderson Wachtel Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen Clarke Williams and Anderson Wachtel Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of February, 2021.

My commission expires: 9/18/22

Notary Public

