Bk/ 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

JUNE E. DOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2025

J-SB-CRE-21-6346

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)
1029 14th Avenue Partners, LLC	**New Owner**	
(NAME)	(NAME)	**115-11-0-073.00**
P.O. Box 59008		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **CAROLYN HUNTER LAMPLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1029 14TH AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land lying and being situated in Davidson County, State of Tennessee, further described as follows:Being Lot No. 260 on the Plan of West Meade Farms, Inc., Section "P", as of record in Book 2133, page 22, Register's Office for said county.Said Lot No. 260 fronts 131 feet on the northerly side of Bresslyn Road and runs back 394.9 feet on the easterly line and 366.5 feet on the westerly line, to a dead line, measuring 169 feet thereon.

Being the same property conveyed to James W. Hunter and wife, Sara G. Hunter by Warranty deed from Dr. C. E. Hardy and wife, Nellie Whaley Hardy of record in Book 2903, page 399, Register's Office for Davidson County, Tennessee, dated April 27, 1959 and recorded on April 30, 1959.

Being the same property conveyed to Sarah G. Hunter by Quitclaim deed from James W. Hunter of record in Book 10377, page 214, Register's Office for Davidson County, Tennessee, dated February 25, 1997 and recorded on March 12, 1997.

Sarah A. Hunter died May 31, 2003, her estate being administered through Davidson County Probate Court, Docket No. 03P-932. Last Will and Testament of Sarah A. Hunter left Carolyn Hunter Lampley as sole heir of the real property. Recorded in Instrument No. 20040511-0053686, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 22, 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: **6346 Bresslyn Road, Nashville, Tennessee 37205**.

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.

Karen Johnson Davidson County
Batch# 658535 **DEEDWARR**
06/16/2021 03:42:17 PM 2 pgs
Fees: $13.00 Taxes: $2,286.60

20210616-0081634

Witness my/our hand(s) this the 14th DAY OF JUNE, 2021.

Carolyn Hunter Lampley

Carolyn Hunter Lampley

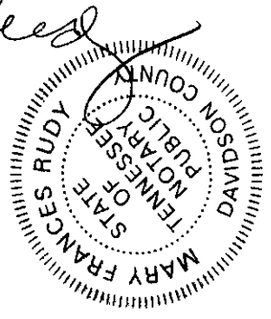
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN HUNTER LAMPLEY, 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 there contained.

Witness my hand and official seal, this the 14th of June, 2021.

Mary Frances Reed

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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