WARRANTY DEED

Karen Johnson Davidson County
Batch# 675871 **DEEDWARR**
07/13/2021 11:55:48 AM 2 pgs
Fees: $13.00 Taxes: $1,602.10

20210713-0094069

LR-SB-CR-21-905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Chris Wright **David Morgan**	**New Owner** David Morgan	
(NAME) **307 A S 10th St**	(NAME) 1001 N. 6th St	**083 05 0 241.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville TN 37207	
(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, **JEFFREY L. HALE AND WIFE, MARY LOU HALE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS WRIGHT, SINGLE AND DAVID MORGAN, SINGLE, AS TENANTS IN COMMON,** 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 in Davidson County, Tennessee, being part of Lot No. 12, on the Plan of Subdivision of the Lands of Mrs. W.F. Todd, of record in Plat Book 161, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 12 fronts 71.4 feet on the Easterly side of North 12th Street, formerly Fountain Avenue, and runs back between parallel lines 210 feet, more or less, to an alley.

Being the same property conveyed to Jeffrey L. Hale and Mary Lou Hale, husband and wife, by Quit Claim Deed from Jeffrey L. Hale, married, of record in Instrument No. 20180118-0005486, in the Register's Office of Davidson County, Tennessee, dated January 10, 2018 and recorded on January 18, 2018.

Being the same property conveyed to Jeffrey L. Hale, by Special Warranty Deed from The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trust 1997-7 under the Pooling and Servicing Agreement dated as of November 1, 1997, of record in Instrument No. 20001222-0125537, in the Register's Office of Davidson County, Tennessee, dated December 12, 2000 and recorded on December 22, 2000.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Subdivision of the Lands of Mrs. W.F. Todd, as recorded in Plat Book 161, Page(s) 100.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 N 12th St, Nashville, Tennessee 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 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 9th DAY OF JULY, 2021.

Jeffrey L Hale

Mary Lou Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY L HALE, 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 9th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LOU HALE, 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 9th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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