WARRANTY DEED

Karen Johnson Davidson County
Batch# 675883 **DEEDWARR**
07/13/2021 11:58:12 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210713-0094082

BS-CA-21-631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
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)
Christian Austin	New Owner	
(NAME)	(NAME)	**042-11-0-070.00**
631 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **JOHN C. SLATE AND BARBARA L. SLATE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN AUSTIN, SINGLE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 19, 20, 21 and 22 of Block "B" on the Map of Marthonna not of record, and described according to a survey made by J.A. Mefford, Surveyor, in December, 1937, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, 100 feet East of the Easterly margin of Ezell Road, West at the corner of Lots Nos. 22 and 23; thence with the line between said lots, Southerly parallel to the Easterly line of Ezell Road West, 248.3 feet to the North line of Lot No, 27; thence with the North line of Lot 27, Easterly 100 feet to the corner of Lots 18 and 19; thence with the line between said lots, Northerly 246.6 feet to the Southerly margin of Old Hickory Boulevard; thence with the margin of the same, Westerly 100 feet to the beginning.

Included in the above described property but Excluded therefrom is a portion of the above described property having been conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 4842, page 983, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the point of intersection of the South margin of Old Hickory Boulevard and the West boundary of the Billy Howell property; thence along the said West boundary South 1 degrees 04 minutes West 21.0 feet to a point; thence North 87 degrees 59 minutes West 100.0 feet to a point; thence North 1 degrees 04 minutes East 21.0 feet to a point in the said South margin; thence along the said South margin Eastwardly 100.0 feet to the point of beginning.

Being the same property conveyed to John C. Slate and Barbara L. Slate, husband and wife, as tenants by the entireties by Warranty deed from Clayton R. Bellamy and Julie F. Bellamy, husband and wife of record in Instrument No. 20141218-0116045 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 18, 2014.

This conveyance is subject to:
- Taxes for the year 2021.
- Right of Way Deed to Metropolitan Government of Nashville of record in Book 4842, Page 983, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 5599, Page 970, in the Register's Office for Davidson County, Tennessee.

- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **631 Old Hickory Blvd, Madison, Tennessee 37115**.

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 9 DAY OF JULY, 2021.

John C. Slate

Barbara L. Slate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. SLATE, 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: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA L. SLATE, 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: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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