WARRANTY DEED

Karen Johnson Davidson County
Batch# 678541 DEEDWARR
07/16/2021 02:22:26 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20210716-0095980

LM-SB-LREG-21-317

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

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)
T. Blake Cothran	**New Owner**	
(NAME)	(NAME)	**120 13 0 016.00**
2032 Delaware Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **ROBERT PATRICK READE, II,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAKE COTHRAN, UNMARRIED,** 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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 14 on the map of Finley Gardens as of record in Book 2083, Page 69, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the southerly side of Finley Drive and runs back 155.6 feet on the easterly line and 133.1 on the westerly line to a dead line, measuring 86 feet thereon.

Being the same property conveyed to Robert Patrick Reade and wife, Waudene U. Reade by Warranty Deed from Russell B. Anderson and Ira J. Estes, Jr., of record in Book 2280, Page 327, in the Register's Office of Davidson County, Tennessee, dated June 1, 1954, and recorded on June 2, 1954. Waudene U. Reade predeceased Robert Patrick Reade on or about April 4, 1994, leaving him as the surviving tenant by the entirety. Robert Patrick Reade died on or about July 9, 1994 leaving a Will under Docket No. 94P1107 filed in the Probate Court Clerk's Office of Davidson County, Tennessee. Said Will devised said property unto his two children, Robert Patrick Reade, II and Eva Diane Palmer. Eva Diane Palmer having died intestate on or about July 4, 1997, with her interest in said property being divided among her heirs, Patrick B. Palmer and Scott Coster. Further being the same property vested in Robert P. Reade II by Chancery Court Orders of record in Instrument No. 20200820-0093749 and Instrument No. 20200820-0093749, in the Register's Office of Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $10,600.00)

This conveyance is subject to:
- Taxes for the year 2021.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Finley Gardens, as recorded in Plat Book 2083, Page 69, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in document recorded in Book 2242, Page 350, 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: **317 Finley Drive, Nashville, Tennessee 37217**.

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 13 DAY OF JULY, 2021.

Robert Patrick Reade, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT PATRICK READE, II, 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 13th of July, 2021.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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