Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W NUM-22-325

Karen Johnson Davidson County
Batch# 898059 **DEEDWARR**
08/03/2022 10:55:51 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220803-0088427

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

Subscribed and sworn to before me, this 29th day of JULY, 2022.

Notary Public
My commission expires: 7/9/24

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lindsay N. Green 325 Idlewild Avenue Madison, TN 37115	New Owner	043 13 0 322.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP D. HAYES, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **LINDSAY N. GREEN, unmarried woman,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Crittenden Estates Subdivision, Block E, as shown by plat of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Phillip D. Hayes, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20220218-0019464, in the Register's Office of Davidson County, Tennessee, dated January 28, 2022 and recorded on February 18, 2022.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from DBT LLC, A Nebraska limited liability company, of record in Instrument No. 20220209-0015102, in the Register's Office of Davidson County, Tennessee, dated January 28, 2022 and recorded on February 09, 2022.

Being the same property conveyed to DBT LLC by Substitute Trustee's Deed from Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee of record in Instrument No. 20210729-0102031, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021 and recorded July 29, 2021.

Being the same property conveyed to Randal Clay Ingraham by Quitclaim Deed from Faye Rulene Cagle et vir, James A. Cagle, Jr. through Daniel C. Masten, Trustee, of record in Book 10375, Page 305 in the Register's Office of Davidson County, Tennessee, dated March 10, 1997 and recorded March 11, 1997.

Being the same property conveyed to Grace Decker by Quitclaim Deed from Faye Rulene Cagle of record in Book 9871, Page 514, in the Register's Office of Davidson County, Tennessee, dated November 28, 1995 and recorded November 29, 1995. The said Grace Decker having since passed leaving to her devisees in her Last Will and Testament recorded in Book 10335, Page 37.

Being the same property conveyed to Faye Rulene Cagle by Quitclaim Deed from Grace Decker, unmarried, of record in Book 9600, Page 355, in the Register's Office of Davidson County, Tennessee, dated February 17, 1995 and recorded February 22, 1995.

Being the same property conveyed to Grace Decker, unmarried, by Warranty Deed from Charles H. Minchey and wife, Helen L. Minchey of record in Book 6312, Page 464, in the Register's Office of Davidson County, Tennessee, dated June 08, 1984 and recorded June 11, 1984.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This property is improved property known as 325 Idlewild Avenue, Nashville, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 23 day of JULY, 2022

PHILLIP D. HAYES

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP D. HAYES, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 23 day of July, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON