STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-09-2024

MJ-CB-23-513

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)
Ryan B. Link and Allison L. Link	**Guaranteed Rate, Inc**	
(NAME)	(NAME)	**051-11-0-099 00**
513 Freda Villa	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Chicago, IL 60613**	
(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, **TIFFANY TOWNSEND AND RAYMOND T. MATTHEWS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN B LINK AND ALLISON L. LINK, HUSBAND AND WIFE,** 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 Lot No 37 on the Plan of the Resubdivision of Lot 37 and Reserved Parcel "B" of Section 11, Oakland Acres, of record in Plat Book 6200, Page 269, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Tiffany Townsend and Raymond T Matthews, wife and husband by Warranty deed from Donald Dukes and Jerry Dukes, (by and through his attorney-in-fact, Donald Dukes as recorded in Instrument No 20130701-0067741) and Janet Nixon of record in Instrument No 20130701-0067742 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 01, 2013

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 269, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3928, Page 103 and amended in Book 4216, Page 756, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Detached Structure of record in Instrument Number 20160217-0014676, in the 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 **513 Freda Villa, 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

Karen Johnson Davidson County
Batch# 1005097 **DEEDWARR**
05/18/2023 12 39 16 PM 2 pgs
Fees $13 00 Taxes $2,201 50

20230518-0037423

Witness my/our hand(s) this the 15th DAY OF MAY, 2023

Tiffany Townsend

Raymond T Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY TOWNSEND, 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 15th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
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, RAYMOND T MATTHEWS, 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 15th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
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