WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/01/05 13:15 2 pg
Fees:13.00 Taxes:574.24



20050701-0076149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan V. Adair	Ryan V. Adair	Map 146-15
(NAME) 5136 Anchorage Drive	(NAME) 5136 Anchorage Drive	Parcel 96.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DARRYL KEITH RHINEHART, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN V. ADAIR,** UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 19, on the Map of Haileywood Estates, Section II, as of record in Book 2331, page 81, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property in which Gladys Rhinehart conveyed all her interest to Darryl Keith Rhinehart by Quitclaim Deed, dated February 14, 2000, of record in Instrument No. 20000215-0015312, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 81, said Register's Office; (c) restrictive covenants of record in Book 2481, page 390, Book 3983, page 716, and Book 4115, page 512, said Register's Office; and (d) easement of record in Book 6335, page 828, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5136 Anchorage Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of June, 2005.

Darryl Keith Rhinehart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darryl Keith Rhinehart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Exp. 3/21/09

Notary Public