Davidson County	DEEDWARR
Recvd: 05/07/15 14:51	3 pgs
Fees:18.00 Taxes:2201.50	
20150507-0041960	

#32324

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 9, 2015

R-VRES-15-1818

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)
Louis C. Rhodes and Rea Rhodes	Wells Fargo Bank N.A.	
(NAME) **1818 Beech Avenue**	(NAME) 101 North Phillips Ave	**105-10-30.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ERIN E. MANGRUM-FERDOWSI, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LOUIS C. RHODES AND WIFE, REA RHODES,** hereinafter called the Grantee(s), their heirs 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, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being the Southerly 50 feet of the Northerly 100 feet of Lot No. 6 on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl & Company, P.C., dated 12/29/97, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

Said Part of Lot no. 6 fronts 50 feet on the Easterly side of Beech Avenue and runs back between parallel lines, 180 feet, more or less, to an alley.

Being the same property conveyed to Erin E. Mangrum, unmarried by Warranty Deed from Reja Ferdowsi, unmarried, dated August 17, 2012, recorded on the 20th day of August, 2012 in Instrument No. 20120820-0074531, in the Register's Office of Davidson County, Tennessee. The said Erin E. Mangrum having since married and now being known as Erin E. Mangrum-Ferdowsi.

The said Reja Ferdowsi joins herein to convey any and all marital interest he may have in the above-described property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- PLAN OF WAVERLY LAND COMPANY'S PLAN OF LOTS, CALLED WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1818 Beech Avenue, Nashville, Tennessee 37203**.

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 6th DAY OF MAY, 2015.

Erin E. Mangrum-Ferdowsi

Erin E. Mangrum-Ferdowsi

Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN E. MANGRUM-FERDOWSI, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REJA FERDOWSI, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

