Return To: Ashworth Law Firm, PLLC
237 2nd Ave. South
Franklin, TN 37064

(2)

BILL GARRETT, Davidson County
Trans:T20150040075 DEEDWARR
Recvd: 05/22/15 12:20 2 pgs
Fees:13.00 Taxes:1572.50
20150522-0047520

Warranty Deed

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE ~~TN~~ COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this ~~the~~ 21st day of May, 2015. Hillary Torrence Notary Public My commission expires: 11-28-16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
RuMi, Inc.	New Owner	
80 Goldfinch Crescent		10408035000
Tiny Township, ON L0L 2J0 Canada,		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **W. JOAN GREENE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUMI, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the southerly 45 feet of the northerly 280 feet of the westerly one-half of Lot No. 53 on the Plan of O.B. Hayes Large Lots of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee.

Said part of said lot No. 53 fronts 45 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Ruth Owen and Christine Owen, by deed from Julius E. Smith and Wife, Grace C. Smith, of record in Book 1308, page 400, dated March 23, 1945, said Register's Office.

Ruth Owen died intestate on or about August 23, 1985, leaving John Wallace Owen and Christina Owen Pack f/n/a Christina Owen as her only heirs-in-law.

John Wallace Owen died intestate in or around 1991, leaving his wife, Elsie Irene Stewart and daughter, Mary Virginia Wiser as his only heirs-at-law. Elsie Irene Stewart died intestate in or around 1996, leaving daughter Mary Virginia Wiser as her only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20150522-0047519, said Register's Office

Christine O. Pack formerly Christine Owen has since conveyed her interest in said property to Mary Virginia Wiser Et Vir Gerald E. Wiser, of record in Book 11175, page 963, dated October 21, 1998, said Register's Office.

Being the same property conveyed to W. Joan Greene by Warranty deed from Mary Virginia Wiser and husband Gerald E. Wiser of record in Instrument No. 20031008-0148904 Register's Office for Davidson County, Tennessee, dated October 1, 2003 and recorded on October 8, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1608 16th Avenue South, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of May, 2015.

W. Joan Greene

W. Joan Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named W. Joan Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of May, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018