WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053187 DEEDWARR
Recvd: 07/01/15 14:43 2 pgs
Fees:13.00 Taxes:684.50
20150701-0063829

G-VRES-15-1708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Scott Loganbill and Dana Killian	new owner	
(NAME)	(NAME)	**07210021900**
1708 Northview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 **REBECCA L. MASSEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCOTT LOGANBILL AND DANA KILLIAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No 2 on the Unregistered copy of as survey for· M.N. Young in the I Ith Civil District of said county, described as follows: Beginning at a point in the center of Northview Avenue, 189 feet to the center line of Moneta Avenue, being the common comer of Lots Nos I and 2; thence with the line between said two lots, westerly 141 feet to the easterly margin of the right of way of the L & N Railroad, thence with the margin of the same southerly 60 feet to the comer of lots nos. 2 and 3 thence with the line between said two lots; easterly 147.5 feet to the center of Northview Avenue; thence with the center line of the same north I degree 15 minutes East 60 feet to the point of beginning.

Being the same property conveyed to Rebecca L. Massey, unmarried by Warranty deed from Kudzu Real Estate, Inc., of record in Instrument No. 20090622-0057739 Register's Office for Davidson County, Tennessee, dated June 19, 2009 and recorded on June 22, 2009.

Rebecca L. Massey having since married. The above referenced property is investment property and has never been used as the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Easement By Court Order in Settlement of Landowner Action, a permanent telecommunications easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Easement Deed By Court Order in Settlement of Landowner Action-Lightnet Lines, permanent telecommunications easement of record in Instrument Number 20140114-0003779, 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: **1708 Northview Avenue , Nashville, Tennessee 37216**.

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 29th DAY OF JUNE, 2015.

Rebecca L. Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA L. MASSEY, 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 29th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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