WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101809 DEEDWARR
Recvd: 12/02/15 09:12 2 pgs
Fees:13.00 Taxes:1202.50
20151202-0121320

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Bethel	new owner	08306033000
(NAME)	(NAME)	
612 Rudolph Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Sarah Burke f/k/a Sarah Marie Singleton and John Burke, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Douglas Bethel and Melissa Bethel, husband and wife, hereinafter called the Grantees, 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 North 12 feet of Lot No. 8 and all of Lot No. 7 on the Map of George Shield's East End Subdivision of record in Book 57, Page 112, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Westerly margin of Rudolph Street or Avenue and the intersection of the South margin of an alley, being the first alley South of Eastland Avenue; thence with the margin of said alley Westerly 142.5 feet to an angle in said alley where the same meets another alley; thence with the angle of said alley Southwesterly 7.1 feet, more or less, to a point in the East margin of last mentioned alley; thence with the margin of the same Southerly 42 feet to a point 12 feet South of the common corner of Lots No. 7 and 8: thence Easterly parallel to the line between said Lots 147.5 feet to the Westerly margin of Rudolph Street or Avenue; thence with the margin of the same Northerly 47 feet to the point of beginning.

Being the same property conveyed to Sarah Marie Singleton, a single woman, and John Burke, a single man, as joint tenants with right of survivorship by Warranty Deed from Carmen E. Rich, unmarried, recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042472, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 612 Rudolph Avenue, Nashville, TN 37206
(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 November, 2015.

Sarah Burke f/k/a Sarah Marie Singleton

John Burke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah Marie Singleton and John Burke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY