BILL GARRETT, Davidson County
Trans:T20150102445 DEEDWARR
Recvd: 12/03/15 14:38 2 pgs
Fees:13.00 Taxes:539.83
20151203-0122038

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1348**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/23/2015,** by and between **Paul E Rigby, an married individual,** parties of the first part, and **Allen Rodgers Jr. and Alison Rodgers, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lots 126 and 127 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, and further described according to survey made by Campbelk Surveying Co., Inc. dated July 8, 1987, as follows:

Said part of Lots Nos. 126 and 127 front 50 feet on the easterly margin of Newton Avenue and extends back between parallel lines 100 feet to a dead line measuring 50 feet.

Being the same property conveyed to Paul E. Rigby by Warranty Deed from Isaac Thompson and Wife, Bonita Thompson dated 10/01/2002 of record in Instrument No. 20021004-0121302, Register's Office for Davidson County, Tennessee.

This is investment property and has never been marital residence. Elizabeth Ann Rigby joins in to convey an interest she may have.

This conveyance is made subject to: All existing Easements and Restrictions of record:

Parcel ID #
☒ Improved **506 Newton St, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paul E Rigby

Paul E Rigby

Elizabeth Ann Rigby

Elizabeth Ann Rigby

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul E Rigby** and **Elizabeth Ann Rigby** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of November, 2015..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Allen Rodgers Jr. and Alison Rodgers**

and Address: ~~506 Newton St, Nashville, TN 37209~~
4712 Illinois Avenue, Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)

new owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$145,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd day of November, 2015..

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.