BILL GARRETT, Davidson County
Trans:T20160055300 DEEDWARR
Recvd: 06/29/16 09:01 2 pgs
Fees:13.00 Taxes:1313.50
20160629-0066174

WARRANTY DEED

BMR16-0612

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me this 24th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Shane	new owner	
612 Rudolph Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206-1813 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-06-0-330.00

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, we DOUGLAS E. BETHEL AND MELISSA BETHEL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~STEVE~~ SHANE AND BLAIR C. SHANE, 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:

STEPHEN M.

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 Plat Book 57, Page 112, in the 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 of record in Instrument No. 20100602-0042472 Register's Office for Davidson County, Tennessee, dated May 19, 2010 and recorded on June 02, 2010.

(Value of consideration shown in aforementioned deed $159,900.00.)

Being the same property conveyed to Douglas E. Bethel and Melissa Bethel, husband and wife by Warranty deed from Sarah Burke, f/k/a Sarah Marie Singleton and John Burke, wife and husband of record in Instrument No. 20151202-0121320 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 02, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, Page 112, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 612 Rudolph Avenue , Nashville, Tennessee 37206-1813
(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 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 24th day of June, 2016.

Douglas E. Bethel

Melissa Bethel

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of June, 2016, before me personally appeared Douglas E. Bethel and Melissa Bethel, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959