WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055771 DEEDWARR
Recvd: 06/30/16 09:30 2 pgs
Fees:13.00 Taxes:2294.00
20160630-0066766

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Wilson Rodrigues	F & M Bank	091 15 0 078.00
(NAME)	(NAME)	
5309 Nevada Avenue	10 Cadillac Dr # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nicole L. Rhoden and Robert Tyler Rhoden, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Wilson Rodrigues and Verity Rodrigues, 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:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Block No. 14 on the Plan of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Nevada, formerly 3rd Avenue, at the northwest corner of the property conveyed to Leslie J. Williams and wife, by deed from K .A. Berry and wife, of record in Book 1132, page 341, said Register's Office; thence with Williams' westerly line, southwardly 320 feet to the northerly margin of Dakota Avenue, formerly 4th Avenue; thence with said Avenue westwardly 50 feet; thence northwardly 320 feet to the southerly margin of Nevada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Nicole L. Rhoden and Robert Tyler Rhoden, wife and husband by Warranty Deed ($374,000.00) from J. Seth Jennings and William Smallman dated January 4, 2012 in Instrument No. 20120105-0001337, filed for record 01/05/2012

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5309 Nevada Avenue, Nashville, TN 37209
(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 28th day of June, 2016.

Nicole L. Rhoden

Robert Tyler Rhoden

State of Tennessee

County of Davidson

On this 28 day of June, 2016, before me, a Notary public in and for said County and State, personally appeared Nicole L. Rhoden and Robert Tyler Rhoden, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public _____

My Commission Expires: 10-18-16

ANTHONY N. GRECO NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
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STATE OF TENNESSEE