BILL GARRETT, Davidson County
Trans:T20160097792 DEEDWARR
Recvd: 11/04/16 10:08 2 pgs
Fees:13.00 Taxes:2216.30
20161104-0116898

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $599,000.00

Affiant

Subscribed and sworn to before me, this the 1 day of November 2016.

Notary Public

My commission expires: 3-21-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven Rhodes Caroline Rhodes		Map 103-09-0 Parcel 059.00
845 Kendall Drive	SAME	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gregory Miller Ratliff and wife, Benning G. Ratliff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Rhodes and Caroline Rhodes, Husband and Wife, as Joint Tenants

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 Lot No. 68 on the Plan of Hillwood Estates, Section 6, of record in Book 2133, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 68 fronts 175 feet on the northerly side of Kendall Drive and extends back 475 feet on the westerly line and 464.3 feet on the easterly line to a dead line, measuring 116.1 feet thereon.

Being the same property conveyed to Gregory Miller Ratliff and wife, Benning G. Ratliff, by Deed dated June 5, 2003 from Bettye Edelson Goldstein, unmarried, of record in Instrument No. 20030609-0078934, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2133, Page 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Agreement regarding the side setback line requirement of record in Book 2878, Page 592, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **845 Kendall Drive, Nashville, TN 37209**

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 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 my/our hand(s) this 1 day of Nov., 2016.

Gregory Miller Ratliff

Benning G. Ratliff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gregory Miller Ratliff and Benning G. Ratliff,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of Nov, 2016.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17