WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002836 DEEDWARR
Recvd: 01/11/17 11:15 2 pgs
Fees:13.00 Taxes:518.00
20170111-0003191

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$140,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|5th DAY OF January,2017.
|_____
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 119
Amanda McMahan	Same	GROUP 01 0
315 Oriel Avenue		PARCEL 367.00
Nashville, Tennessee 37210		

For and in 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,

Daniel S. Rathbun and wife Kimberly A. Rathbun

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Amanda McMahan

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:

Being the westerly 33 feet of Lot No. 93 and the easterly 17 feet of Lot No. 94 on the Plan of Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29, 30 of Cumberland Nurseries of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
Said parts of Lots 93 and 94 front together 50 feet on the southerly side of Oriel Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Daniel S Rathbun and wife Kimberly A Rathbun by deed from Thomas McClanahan, of record in Instrument No 20140804-0069602, Register's Office for said County, dated July 31, 2014, and Recorded on August 4, 2014.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **315 Oriel Avenue, Nashville, Tennessee 37210**.

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 my hand and official seal at office this 5th day of January, 2017.

Daniel S. Rathbun
Daniel S. Rathbun
by: _____ as attorney in fact
By: Benjamin Paul Davis, as attorney in fact

Kimberly A. Rathbun
Kimberly A. Rathbun
by: _____ as attorney in fact
By: Benjamin Paul Davis, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 5th, day of January, 2017, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Benjamin Paul Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Daniel S Rathbun, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Daniel S Rathbun.

Power of Attorney recorded in Instrument No 20170111-0003189 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 5th day of January, 2017.

My Commission Expires: 02/25/19

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 5th, day of January, 2017, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Benjamin Paul Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Kimberly A Rathbun, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Kimberly A Rathbun.

Power of Attorney recorded in Instrument No 20170111-0003190 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 5th day of January, 2017.

My Commission Expires: 2/25/19

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027