BILL GARRETT, Davidson County
Trans:T20170005850 DEEDWARR
Recvd: 01/20/17 13:26 2 pgs
Fees:13.00 Taxes:628.63
20170120-0006585

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Audra Leak
104 Shiaway Court
Nashville, TN 37217

SEND TAX BILL TO:

New Owner

MAP/PARCEL 149-02-0F-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Casey W. Rhea, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Audra Leak, an unmarried person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes as described in Exhibit " B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049559, together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to Casey W. Rhea, unmarried by Warranty deed from J2K Builders, LLC of record in Instrument No. 20121010-0092989 Register's Office for Davidson County, Tennessee, dated October 5, 2012 and recorded on October 10, 2012.

This is improved property known as: **104 Shiaway Court, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No 20120606-0049559, and restrictions in 20120606-0049559 and amended in Instrument No. 20141024-0098102 and encumbrances as may be shown of record in the office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13th day of January, 2017.

Casey W. Rhea

HAILEIGH WRIGHT
COMMONWEALTH
REGISTRATION NO.
7543728
MY COMM. EXPIRES
08.31.17
OF VIRGINIA
NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~Davidson~~ Virginia Beach

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Casey W. Rhea,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 08/31/2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File No: 1691044