Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 200
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 4901 DEEDWARR
09/26/2017 11:12:41 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20170926-0098404

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow LLC, 258 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin B Tays	New Owner	141-05-0A-654.00-CO
(NAME)	(NAME)	
510 Avondale Park Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Brain M. Rimini and Kendra R. Rimini, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin B Tays and wife, Rebecca L. Tays, 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. 654 on the Plan of Avondale Park, Phase 3, Section 1 of record in Instrument No. 20140728-0066971 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being property conveyed to Avondale Park Partnership, a Tennessee general partnership by Special Warranty Deed, from Michael R. Allison and wife, Diane A. Allison, dated 12/03/2004, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to, Avondale Residential, Inc., a Tennessee Corporation, by Quitclaim Deed, from Avondale Park Partnership, a Tennessee General Partnership, dated 04/18/2013 , Register's Office for Davidson County, Tennessee, and also being the same property conveyed to, NVR, Inc., a Virginia Corporation by Warranty Deed, from Avondale Residential, Inc., dated 01/20/2017, of record in Instrument No. 20170203-0011720, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Brian M. Rimini and Kendra R. Rimini, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 05/01/2017, of record in Instrument No. 20170519-0049958, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 510 Avondale Park Boulevard, Nashville, TN 37221
(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.

File No.: 10345
TN Warranty Deed

Witness our hands this 20th day of September, 2017.

~~Brain~~ M. Rimini

Brian

Kendra R. Rimini

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Brain~~ **M. Rimini and Kendra R. Rimini**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

CAROLYN R. PLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018