WARRANTY DEED

Bill Garrett Davidson County
Batch# 49290 **DEEDWARR**
01/19/2018 12:54:23 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20180119-0005894

J-CP-17-6505-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
6505 Cornwall Partnership, a Tennessee General Partnership	**New Owner**	
(NAME)	(NAME)	
1977 Myatt Dr.		**115-10-0-029.00**
(ADDRESS)	(ADDRESS)	
Williamsport, TN 38487		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTIAN F. VISSERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **6505 CORNWALL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 192, SECTION TWO, WEST MEADE ESTATES, as shown on plat of record in Plat Book 2900, Page 118, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christian F. Vissers, Jr., a single man, by Warranty Deed from Kimberly A. Davis, a single woman, of record in Instrument No. 20081003-0100743, in the Register's Office of Davidson County, Tennessee, dated September 26, 2008 and recorded on October 03, 2008. (Value or consideration shown in aforementioned deed $535,000.00)

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 6505 Cornwall Drive, Nashville, TN 37205.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WEST MEADE ESTATES, as recorded in Plat Book 2900, Page(s) 118, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3134, Page 426, Book 3462, Page 281, and Book 4503, Page 111, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6505 Cornwall Dr., Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF JANUARY, 2018.

Christian F. Vissers by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTIAN F. VISSERS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTIAN F. VISSERS.

Witness my hand and official seal, this the 16th of January, 2018.

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-7-19
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212