Bill Garrett Davidson County
Batch# 51175 DEEDWARR
01/25/2018 08:04:30 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20180125-0007594

WARRANTY DEED

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

A-PR-17-1806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/19

(AFFIX SEAL)

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)
Chase Taylor	**New Owner**	
(NAME)	(NAME)	**81-7-3C-2.00CO**
142 Glasgow Cresent		
(ADDRESS)	(ADDRESS)	
Keswick, ON L4P4a8		
(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, **PHILIP RYKWALDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHASE TAYLOR,** _____, 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:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the Declaration of Covenants, Conditions and Restrictions for Buchanan Nordic Residences, of record in Instrument No. 20170421-0039410, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Philip Rykwalder by Quitclaim Deed from Southern States Property, LLC, a Tennessee limited liability company, recorded June 27, 2017 in Instrument No. 20170627-0064437; further being part of the same property conveyed to Southern States Property, LLC, a Tennessee limited liability company, by Quitclaim Deed from Philip Rykwalder, unmarried, recorded May 14, 2015 in Instrument No. 20150514-0044273 and further being part of the same property conveyed to Philip Rykwalder by Warranty Deed from Susan Thornton, unmarried, recorded February 23, 2015 in Instrument No. 20150223-0015122, Register's Office for Davidson County, Tennessee.

****For the purpose of this conveyance the subject property was not the Grantor's primary residence.**

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1806 B 15th Avenue North, Nashville, Tennessee 37208**.

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 17 DAY OF JANUARY, 2018.

Philip Rykwalder by John Gleaves as 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 PHILIP RYKWALDER, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIP RYKWALDER.

Witness my hand and official seal, this the 17th day of January, 2018.

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

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.