WARRANTY DEED

Bill Garrett
Batch# 64101
03/01/2018 01:56:11 PM
Fees: $13.00 Taxes: $474.34

Davidson County
DEEDWARR
2 pgs

20180301-0019466

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

A-CBB-18-513

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)
Julie Dotson	**New Owner**	
(NAME) **1826 Bronwyn Court**	(NAME)	**034-13-0-263.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **JOANN R. RIECK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE DOTSON, MARRIED,** 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 Lot No. 180-A on the Plan of Zone Lot Division of All Lots of Phase One, Cedar Bluff Subdivision of record in Plat Book 5200, Page 610 and amending in Plat Book 6250, Pages 836 and 837, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joann R. Rieck, unmarried by Warranty deed from Patricia H. Crocker, unmarried of record in Instrument No. 20080130-0009704 Register's Office for Davidson County, Tennessee, dated January 23, 2008 and recorded on January 30, 2008. (Value of consideration shown in aforementioned deed $110,000.00.) Being also known as 513 Macfie Ct. Madison, Tennessee 37115.

This conveyance is subject to:

- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 536 and 837 and amending in Book 5200, Page 610, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5039, Page 484, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- TVA Line Easement of record in Book 3281, Page 39, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 4878, Page 142, Book 4901, Page 341 and Book 5116, Page 352, in the Register's Office for Davidson County, Tennessee.
- Easement to Madison Suburban Utility District of record in Book 6569, Page 956, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6264, Page 777, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Macfie Ct., Madison, Tennessee 37115**.

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 28th DAY OF FEBRUARY, 2018.

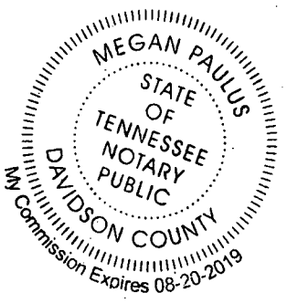
Joann R. Rieck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOANN R. RIECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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