Bill Garrett Davidson County
Batch# 88180 DEEDWARR
05/04/2018 10:22:17 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20180504-0042674

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whicheyer is greater, for this transfer is $265,000.00. Affiant Subscribed and sworn to before me, this the 26th day of April, 2018. Notary Public My commission expires: 07/06/20

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ben Coleman Lwam Tecleab	new owners	
1311 Rosedale Avenue		071-16-0-074.00
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW OLLIS, MARRIED*,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN B. COLEMAN, UNMARRIED AND LWAM A. TECLEAB, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the south 65 feet of the west 100 feet of Lot No. 4 on the Map of Williams & Hays Co. E. Belle View Plan of record in Book 332, page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 65 feet on the easterly side of Rosedale Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Matthew Ollis, a single man by Warranty deed from Lauren Dokken and Brandon Highfill, wife and husband of record in Instrument No. 20150622-0059333 Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 22, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1311 Rosedale Avenue, Nashville, TN 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-P-18-1311

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of April, 2018.

x _____
Matthew Ollis

Maria Spear Ollis, spouse of Matthew Ollis, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

x Maria Spear Ollis
Maria Spear Ollis

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Oakland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Ollis and Maria Spear Ollis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~26th~~ 27th day of April, 2018.

Lauren Jackson
Notary Public

My Commission Expires:
10/22/2024

LAUREN JACKSON
Notary Public – State of Michigan
County of Oakland
My Commission Expires Oct 22, 2024
Acting in the County of Oakland

