# WARRANTY DEED

Bill Garrett Davidson County
Batch# 102411 DEEDWARR
06/08/2018 11:16:39 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20180608-0055249

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

James W. Rhodes Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 2.2.18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0408

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| James William Rhodes, Jr. and wife, Jeri Garrison Rhodes | James William Rhodes, Jr. and wife, Jeri Garrison Rhodes | #10804022400 |
| (NAME) 1073 Fitzpatrick Rd. | (NAME) 1073 Fitzpatrick Rd. | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($279,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
**VIRGIL JACKSON RUTLEDGE, JR., AN UNMARRIED MAN,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**JAMES WILLIAM RHODES, JR. AND WIFE, JERI GARRISON RHODES,**

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:

BEING Lot No. 368, on the Plan of Section Seven, Larchwood, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virgil Jackson Rutledge, Jr. by Quitclaim Deed from Karen Suzanne Rutledge of record in Instrument 20050208-0014665, said Register's Office, dated August 30, 2004. See also prior deed of record in Book 9828, Page 917, said Register's Office.

This conveyance is subject to Restrictions of record in Book 7216, Page 574, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 274, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1073 Fitzpatrick Rd., Nashville, TN 37214
(House No.) (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.

Witness our hands this 6th day of June, 2018.

Virgil Jackson Rutledge, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this June 6, 2018.

My Commission Expires: 7.2.18

Notary Public

ZANA C. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.