Bill Garrett Davidson County
Batch# 102703 DEEDWARR
06/11/2018 09:37:51 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180611-0055567

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Fred Lee Rowe III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred Lee Rowe, III and Joanna A. Rowe	Branch Banking & Trust	09114001400
(NAME)	(NAME)	
48 Twin St.	223 West Nash St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Wilson NC 27893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Elizabeth A. Rigby, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Lee Rowe, III, a single person and Joanna A. Rowe, married, as Joint Tenants with Right of Survivorship, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly part of Lot No. 124 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING on the dividing line between Lot Nos. 124 and 125 at a point 64.8 feet north of the northerly margin of Twin Street, the northwest corner of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, by deed form J. R. Thomas, of record in Book 3399, Page 377, said Register's Office; thence with the northerly line of said State property easterly 50.5 feet to the line between Lot Nos. 123 and 124; thence with said line, northwardly 100.3 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lot Nos. 124 and 125; thence with the line between said two lots, southwardly 105.2 feet to the beginning.

TOGETHER with that portion of Alley No. 1518 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 093-713 filed in the County Clerk's Office for Davidson County, Tennessee.

INCLUDED in the above description but specifically **EXCLUDED** therefrom is that portion of said property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20020222-0023200, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul E. Rigby and Wife, Elizabeth A. Rigby from John C. Cunningham and Wife, Wynona P. Cunningham by Warranty Deed dated December 15, 1970 of record in Book 4469, Page 146, Register's Office for Davidson County, Tennessee. The said Paul E. Rigby having since died on June 29, 2016, leaving Elizabeth A. Rigby as surviving spouse.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE MAP OF WEST NASHVILLE HEIGHTS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC,. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 48 Twin St., Nashville, TN 37209

(House Number) (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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my, 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 my hand this 6th day of June, 2018.

Elizabeth A. Rigby

Elizabeth A. Rigby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth A. Rigby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Sandy Balent

Notary Public,

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115