Bill Garrett Davidson County
Batch# 112572 DEEDWARR
07/05/2018 08:20:33 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180705-0064814

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CR-18-108

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 27th day of June, 2018.

Notary Public
My commission expires:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sheri Rosenberg and John Jivens 7108 Wynham Pl Nashville, TN 37221	new owners	141-15-0D-019.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DICK DUMOSCH AND WIFE, HELGA DUMOSCH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN HERMAN JIVENS, III, AN UNMARRIED MAN AND SHERI ELLYN ROSENBERG, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Final P.U.D. Plan of "Sheffield" on the Harpeth, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 10 & 11, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard DuMosch and wife, Helga DuMosch from Patricia S. Bendick, unmarried, by Warranty Deed dated May 30, 1995 of record in Book 9687, Page 557, Register's Office of Davidson County, Tennessee.

Value or consideration shown in aforementioned deed $140,000.00.

This improved property is known as: 7108 Wynham Place, Nashville, TN 37221.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7108 Wynham Pl, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25 day of June, 2018.

Dick DuMosch

Helga DuMosch

STATE OF Colorado

COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dick DuMosch and Helga DuMosch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2018.

My commission expires: April 25, 2021

Notary Public

LAYNIE BOYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174017932
MY COMMISSION EXPIRES APRIL 25, 2021