Bill Garrett Davidson County
Batch# 117616 **DEEDWARR**
07/17/2018 03:45:18 PM 2 pgs
Fees: $13.00 Taxes: $636.03

20180717-0069651

WARRANTY DEED

2018-1177

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of July, 2018.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

(Affix Seal) Notary Public
My Commission Expires: 07/06/20

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashley M. Marlow 702 Seven Mile Court Nashville, TN 37211	new owner	133.08-0-136.00

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, I/we, **Patricia Rhame, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ashley M. Marlow, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 41A on the Plan Zero Lot Division, Lot Numbers 36 and 41, Phase II Valley View Terrace, as shown by plat and survey of record in Plat Book 5200, page 119, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia Rhame from George B. Stallings, II, by Warranty Deed dated September 12, 2017 and recorded September 20, 2017 in Instrument No. 201709200096166, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 702 Seven Mile Court, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 13th day of July, 2018

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-18-702

THIS CONVEYANCE IS SUBJECT TO:
● Taxes for the current year and thereafter. ● Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 5200, PAGE 119, said Register's Office.
● Any and all existing easements and restrictions as shown of record not stated herein.

Patricia Rhame

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Patricia Rhame, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of July, 2018.

Notary Public
My Commission Expires: 6-30-2018

April G. Nichols
State of Tennessee Notary Public
Williamson County