Bill Garrett Davidson County
Batch# 118624 DEEDWARR
07/19/2018 03:09:46 PM 2 pgs
Fees: $13.00 Taxes: $2,223.70
20180719-0070593

FOR OFFICIAL USE

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$601,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **July 17, 2018.**

Notary Public

MY COMMISSION EXPIRES: 6/20/21
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0234**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin John O'Brien O'Shea and Erin Maurer O'Shea	same as	**82-4-128.00**
(NAME) **1015 N 6th Street**	(NAME)	
(ADDRESS) **Nashville,TN 37207**	(ADDRESS)	
(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, WE, **Benjamin W. Rodriguez and Karley J. Rodriguez, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin John O'Brien O'Shea and Erin Maurer O'Shea, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Sharpe and Crutchers Addition of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin W. Rodriguez, an unmarried man, by Warranty Deed from Jerry Earwood dated April 12, 2013 , filed of record in Instrument Number 20130415-0036936, in the Register's Office of Davidson County, Tennessee.

Karley J. Rodriguez, spouse of Benjamin W. Rodiguez, hereby joins in this conveyance to relinquish her marital and any other rights to the above mentioned property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1015 N 6th Street, Nashville, TN 37207**
(House Number) (Street) (City, State) (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,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **July, 2018.**

Benjamin W. Rodriguez

Karlye J. Rodriguez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Benjamin W. Rodriguez and Karlye J. Rodriguez**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **17th** day of **July, 2018.**

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY