Bill Garrett Davidson County
Batch# 119629 DEEDWARR
07/24/2018 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20180724-0072041

STATE OF ~~Tennessee~~ North Carolina
COUNTY OF ~~Davidson~~ Cumberland

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

SRapp

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 11-17-2021
File No. G18-2352

Michael Knight
Notary Public
Cumberland County, NC
My Commission Expires 11-17-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ben Gabardi and Catherine Yelverton (NAME)	New owner (NAME)	94-1-79
612 South 13th Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Stephen Rapp and Stephanie Rapp, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben Gabardi and Catherine Yelverton, 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. 48 on the amended plan of lot lying between 12th and 13th Streets part of Payne, Blakemore and Cummings Addition, of record in Book 57, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the westerly margin of South 13th and runs back between parallel lines 161 feet to an alley where it measures 50 feet thereon.

Being the same property conveyed to Stephen Rapp, and Stephanie Rapp by Deed dated May 19, 2015 from Charlotte Vermeeren, recorded June 9, 2015, in Instrument Number 20150609-0054134, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 81, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 612 South 13th Street, Nashville, TN 37206.

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. Whenever 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 20th day of July, 2018.

Stephen Rapp

Stephanie Rapp

STATE OF North Carolina
COUNTY OF Cumberland

On this 20th day of July, 2018, before me personally appeared Stephen Rapp and Stephanie Rapp, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand at office, this 20th day of July, 2018.

Notary Signature
My commission expires: 11-17-2021

Michael Knight
Notary Public
Cumberland County, NC
My Commission Expires 11-17-2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY