This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-2301

Bill Garrett Davidson County
Batch# 120919 DEEDWARR
07/25/2018 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20180725-0072686

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2018

Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rhonda Ganaway 1114 Wheless Street Nashville, TN 37208	Carrington Mortgage Services, LLC 305 11th Avenue South Nashville, TN 37203	081-11-0-463.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mike Bartholomew, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rhonda Ganaway, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a part of the South 82 feet of the West 124 feet of Lot No. 123 on the Map of Addition to the Town of McGavock of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said part of the South 82 feet of the West 124 feet of Lot No. 123 is described according to an unrecorded survey made by Hickerson and Hickerson Engineers, on 1/27/62, as follows:

Beginning at a point on the North side of Wheless Street at its intersection with 12th Avenue North; thence North along the Easterly margin of 12th Avenue North 82 feet to a point; thence North 52 deg. 30' East 67 feet to a point; thence South 37 deg. 30' East 82 feet to a point in the Northerly margin of Wheless; thence South 52 deg. 30' West along the Northerly margin of Wheless Street 67 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from B. B. Doubleday Jr. to Mike Bartholomew, as recorded on the 21st day of March, 2017 in Instrument No. 20170321-0027197, in the Register's Office of Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is ☒ improved or ☐ unimproved property located at: **1114 Wheless Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2018.

GRANTOR:

Mike Bartholomew

Mike Bartholomew

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mike Bartholomew, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 19th day of July, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

201807250072686

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

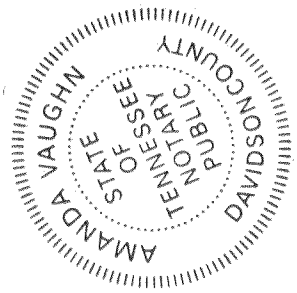
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)