Bill Garrett Davidson County
Batch# 121400 DEEDWARR
07/27/2018 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180727-0073361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Brittany Counts, Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180224TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronda Lea Rinker	Ronda Lea Rinker	
(NAME) 620 Southgate Avenue	(NAME) 620 Southgate Avenue	105-11-0-002.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARGARET JENKINS LANIUS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONDA LEA RINKER, UNMARRIED**, 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:

Lying and being in Davidson County, Tennessee, and being known as Lot No. 2,on the Map showing a Division of Lots 17, 18 & 19, on the Plan of John B. Williams Addition, of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron rod in the margin of Southgate Avenue, a corner with Southgate Avenue Townhomes, now or formerly, (Instrument No. 20170224-0018713); thence with the line of Southgate Avenue Townhomes, N. 08-58-10 E. 153.37 feet to an existing iron rod, a corner with Hillcrest Community Church, now or formerly, (Instrument No. 20160829-0090327); thence with the line of Hillcrest Community Church, S. 82-31-33 E. 50.00 feet to an iron rod set, a corner with Herbert T. Reed, Sr. etux, now or formerly, (Deed Book 7881, Page 717); thence with the line of Reed, S. 08-58-11 W. 153.37 feet to an iron rod set in the margin of Southgate Avenue; thence with the margin of Southgate Avenue, N. 82-31-33 W. 50.00 feet to the point and place of BEGINNING, and containing 7,666 square feet or 0.18 acres, more or less, according to survey by James G. Terry, TN RLS 2287, dated July 23, 2018.

Being the same property conveyed to Margaret Jenkins Lanius by Warranty deed from Jennifer A. Nichols, now known as Jennifer N. DeHaven and husband, Shawn M. DeHaven of record in Instrument No. 20081020-0104941 Register's Office for Davidson County, Tennessee, dated October 17, 2008 and recorded on October 20, 2008.

unimproved ☐
This is improved ☒ property, known as 620 Southgate Avenue, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Margaret Jenkins Lanius this 24th day of July, 2018.

Margaret Jenkins Lanius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2018, before me personally appeared Margaret Jenkins Lanius, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 24 day of July, 2018.

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022