Karen Y Johnson Davidson County
Batch# 148077 DEEDWARR
10/02/2018 03:35:05 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20181002-0097860

This document prepared by (~~and after recording return to):~~
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3528**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jacqueline White Meneese and Davariel R. White,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Wendy Claire Monday, an unmarried woman**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the southerly 29 feet 9 inches of the northerly 89 feet 3 inches of Lot No. 107 on the Map of Dr. David T. McGavock's First Addition, as of record in Plat Book 10, page 606, Register's Office for Davidson County, Tennessee, further described as follows:

Said part of said Lot No. 107 fronts 29 feet 9 inches on the westerly side of Sixth Avenue North and runs back between parallel lines 175 feet to an alley and being City No. 1231 – Sixth Avenue North, Nashville, Tennessee.

Being the same property conveyed to Jacqueline White Meneese and to Davariel R. White, as tenants in common, by Personal Representative's Deed from Jacqueline White Meneese, dated 10/13/2010 and filed for record on 10/14/2010 in Instrument Number 20101014-0082438, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1231 6th Avenue, Nashville, Tennessee, 37208.

Map and Parcel: 08209026500

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 27th day of September, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 9-27-18-1231

Jacqueline White Meneese

Jacqueline White Meneese

Davariel R. White

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline White Meneese, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of September, 2018.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/2020

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Davariel R. White, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of September, 2018.

NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$400,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27th day of September, 2018.

Affiant

Megan Paulus
NOTARY PUBLIC

My commission expires: 8/20/19

Grantee(s) Name, Address:	Send Tax Statement To:
Wendy Claire Monday	new owner
1231 6th Avenue	
Nashville, Tennessee 37208	

Jacqueline White McNeese

Davariel R. White

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline White McNeese, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of September, 2018.

NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF TEXAS
COUNTY OF Wharton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Davariel R. White, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26 day of September, 2018.

CHRISTINA BENTANCUR
MY COMMISSION EXPIRES
MAY 25, 2021
NOTARY ID: 126808551

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$400,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27th day of September, 2018.

Affiant

NOTARY PUBLIC

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To: