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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180917706**<br><br>Karen Y Johnson Davidson County<br>Batch# 149302 DEEDWARR<br>10/04/2018 04:00:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,398.60<br>20181004-0098852 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of October, 2018.<br><br>Notary Public<br>My Commission Expires: 7-17-22<br><br>STATE OF TENNESSEE NOTARY PUBLIC AMY P. WILLIAMSON COUNTY |

# WARRANTY DEED

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| Address New Owner:<br>Mitchell Ryan Green and Carrie Diane Green<br>714 Shawnee Drive<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>115-02-0-090.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fred P. Ruehl and Kimberly Madgalene Ruehl, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Ryan Green and Carrie Diane Green, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 178, as shown on the map entitled Crest Meade Section III, of record in Plat Book 2331, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REBA JANE BIRCHETT, by deed from LEON BIRCHETT, of record in Book 4232, page 969, dated May 4, 1968, said Register's Office.

Kimberly Madgalene Ruehl joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

REBA JANE BIRCHETT A/K/A REBA JANE DAWSON died on or about November 16, 2017. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 18P101, devised the subject property to FRED P. RUEHL.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 115-02-0-090.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2331, page 150, said Register's Office.

This is improved property located at 714 Shawnee Drive Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of October, 2018.

Fred P. Ruehl

Kimberly Madgalene Ruehl

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fred P. Ruehl and Kimberly Madgalene Ruehl, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

