

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149887 **DEEDWARR**
10/08/2018 02:22:41 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20181008-0099675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 28TH DAY OF SEPTEMBER, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler J. Logan and Miri Logan, husband and wife	new owners (NAME)	
637 Carmel Avenue (ADDRESS)	(ADDRESS)	052-02-0-077.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Tabb and Bonnetta J. Tabb, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tyler J. Logan and Miri Logan, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND DAVIDSON COUNTY TENNESSEE, BEING LOT NUMBERS 39 AND 40 ON THE PLAN OF REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN PLAT BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES TABB AND WIFE, BONNETTA J. TABB, BY WARRANTY DEED FROM LEONA BONER, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20041105-0133898, IN REGISTERS OFFICE, DAVIDSON COUNTY TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 637 Carmel Avenue, Madison, TN 37115
(House Number) (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.

Witness my/our hand(s) this 28th day of September, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VAES-18631

WARRANTY DEED
(Continued)

James Tabb

Bonnetta J. Tabb

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Tabb and wife Bonnetta J. Tabb, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072