Karen Y Johnson Davidson County
Batch# 159534 DEEDWARR
11/14/2018 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $362.23
20181114-0112390

WARRANTY DEED

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-27-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. Julict Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael K. Rhoten and Paula J. Rhoten	Community Mortgage LLC	062 02 0A 084.00
(NAME)	(NAME)	
2728 River Bend Dr.	19045 E Valley View Parkway, Ste F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Albert P. Xavier sole heir at law of Craig A. Xavier**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael K. Rhoten and Paula J. Rhoten, husband and wife as tenants by entirety**, 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:

Being Lot 91-B on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, Pages 996 and 997, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert P. Xavier and wife, Jimmie E. Xavier by Warranty Deed from Jerry W. Billingsley, unmarried dated September 29, 2005 and recorded October 05, 2005 as Instrument No. 20051005-0119791, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Craig A. Xavier, An Unmarried Man by Quit Claim Deed from Albert P. Xavier, An Unmarried Man dated September 29, 2016 and recorded September 30, 2016, as Instrument No. 20160930-0103559, in said Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded February 09, 2017 as Instrument No. 20170209-0013893, in said Register's Office for Davidson County, Tennessee. The said Craig A. Xavier having died intestate on August 15, 2018, leaving Albert P. Xavier as his sole heir at law, his estate being probated in Case No. 18P-1599, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: JAK-188495FC

unimproved ☐
This is improved ☒ property, known as 2728 River Bend Dr., Nashville, TN 37214

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 our hands this _____ day of November , 2018

Albert P. Xavier sole heir at law of Craig A. Xavier

BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Albert P. Xavier sole heir at law of Craig A. Xavier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

JAKE B. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

File Number: JAK-188495FC

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019