# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168802 DEEDWARR
11/30/2018 10:20:36 AM 2 pgs
Fees: $13.00 Taxes: $345.22

20181130-0116810

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,302.00 .

LaDashia Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER 2018.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 219**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Randall Waterston** | **Same as Owner** | **148-08-0-010.00** |
| (NAME) | (NAME) | |
| **659 Olive Branch Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Smyrna, TN 37167** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DARRELL W. RIFE, AN UNMARRIED PERSON** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RANDALL WATERSTON, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Oakwood Terrace, of record in Book 4460, page 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darrell W. Rife and wife, Cheryl A. Rife, by Warranty Deed for Jack Kemp, Secretary of Housing and Urban Development, executed April 2, 1992, and recorded April 8, 1992, of record in Book 8596, page 160, Register's Office for Davidson County, Tennessee. The said Cheryl A. Rife having died October 9, 2017, thereby vesting title to Darrell W. Rife, surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as **4571 Artelia Drive** (House Number) (Street) **Antioch, TN** (P.O. Address) (City or Town) **37013** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 4460, pages 54 and 55, said Register's Office.

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 hand this** 29th day of November 2018.

Darrell W Rife

**Darrell W. Rife**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, of said County, Darrell W. Rife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of November 2018.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Pam M Broom

Notary Public