WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN

RETURN TO: JAMES A. [illegible]

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON COUNTY

B-BR-18-703

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Centers	OWNR	
(NAME) **703 S 16th St.**	Karen Y Johnson Davidson County Batch# 169462 **DEEDWARR** 12/03/2018 11:14:41 AM 2 pgs Fees: $13.00 Taxes: $883.93 20181203-0117555	**094-01-0-447.00**
(ADDRESS) **Nashville, TN 37206**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAUREEN G. DAVIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT CENTERS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 159 on the Plan of Shelby Village No. Three of record in Plat Book 2083, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maureen G. Davis, unmarried by Warranty deed from Jose Santiago and wife, Shellymar Rodriguez-Rosario of record in Instrument No. 20140306-0018817 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 06, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 6, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 2015, Page 639 amended in and Book 2086, Page 339, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **703 S 16th St., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29 DAY OF NOVEMBER, 2018.

Maureen G. Davis

STATE OF Massachusetts

COUNTY OF Berkshire

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUREEN G. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of November, 2018.

Notary Public
My Commission Expires: June 13, 2025
(SEAL)

MACKENZIE BOULAIS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 13, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212