Karen Y Johnson Davidson County
Batch# 176113 **DEEDWARR**
12/19/2018 03:00:54 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20181219-0123464

WARRANTY DEED

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

R-P-18-601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Elizabeth Ann Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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)
Elizabeth Ann Richards and Glen A. Wanner **Marcus Alan Wanner**	**Everett Financial dba Supreme Lending**	
(NAME) **6821 Pennywell Drive**	(NAME) **14801 Quorum Drive, Suite 300**	**083-08-0-144.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Dallas, TX 75254**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DEWITT FAMILY PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH ANN RICHARDS AND GLEN A. WANNER, WIFE AND HUSBAND; AND MARCUS ALAN WANNER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 24 on the Plan of Rosewood Heights, Section I of record in Plat Book 2133, Page 38, 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 DeWitt Family Properties LLC by Quitclaim deed from Edward L. DeWitt and wife, Dorothy T. DeWitt of record in Instrument No. 20160923-0100432 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on September 23, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2141, Page 971 and Book 2284, Page 547, 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: **601 Rosebank Avenue, 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 5th DAY OF DECEMBER, 2018.

DeWitt Family Properties, LLC

BY: _____
Edward DeWitt
Managing Member

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD DEWITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of DEWITT FAMILY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of December, 2018.

_____
Notary Public
My Commission Expires: 6/21/22
(SEAL)

OFFICIAL STAMP
DIANE EILEEN SULLIVAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 976284
MY COMMISSION EXPIRES JUNE 21, 2022

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