WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180062 **DEEDWARR**
01/03/2019 10:27:08 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20190103-0000648

File No. LG0004788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Melissa Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2018.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liana Alpino	New Owner	052-13-0B-284.00-CO
(NAME)	(NAME)	
3260 Penn Meade Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(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, **Kevin Phillip Rarick and Ketley Dale Rarick, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liana Alpino, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Lot No. 48 of RIVER GLEN PLANNED UNIT DEVELOPMENT, PHASE III, SECTION 2, a Horizontal Property Regime with Private Elements established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing RIVER GLEN, PHASE III, a Horizontal Property Regime, of record in Instrument No. 20020425-0051349, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on the plat of RIVER GLEN PLANNED UNIT DEVELOPMENT, PHASE III, SECTION 2, of record in Instrument No. 20020917-0113231, in the Register's Office of Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kevin Phillip Rarick and Ketley Dale Rarick, husband and wife, from Joshua C. Johnson, by Warranty Deed dated December 15, 2011 and filed December 29, 2011 as Instrument Number 20111229-0101672, R.O.D.C..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3260 Penn Meade Way, Nashville, TN 37214

(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 hand this 28th day of December, 2018.

Kevin Phillip Rarick

Ketley Dale Rarick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Phillip Rarick and Ketley Dale Rarick, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of December, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

Return to:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VOES-18-3260