WARRANTY DEED

Karen Johnson Davidson County
Batch# 190944 DEEDWARR
02/01/2019 01:34:51 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20190201-0009860

J-FB-18-404-H

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-22

(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)
Karen H. Brown, Trustee	**New Owner**	
(NAME)	(NAME)	**044-05-0-172.00**
2104 Fremont Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **REBECCA SUE AGEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN H. BROWN, TRUSTEE OF THE RAYON CITY LIVING TRUST DATED JANUARY 23, 2019,** 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. 8 on the Map of Hadley's Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 50 feet on the Southwesterly margin of Robinson Avenue, formerly Rayon Drive, and extends back between parallel lines 147 feet to a 15 foot alley in the rear.

Being the same property conveyed to Robert D. Agee and wife, Rebecca M. Agee by Quitclaim deed from Gavin P. Killoran and wife, Lori S. Killoran of record in Book 8771, page 424, Register's Office for Davidson County, Tennessee, dated October 23, 1992 and recorded on October 30, 1992.

Being the same property conveyed to Rebecca Sue Agee by Quitclaim deed from Robert David Agee, Sr. of record in Book 9586, page 295, Register's Office for Davidson County, Tennessee, dated December 16, 1994 and recorded on February 02, 1995.

Final Decree of Divorce entered in the Circuit Court of Williamson County, Tennessee, in the cause of Rebecca Sue Agee vs. Robert David Agee, Sr., Number 94628, and pursuant to T.C.A. Section 36-4-121

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 125, 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: **404 Rayon Dr., Old Hickory, Tennessee 37138**.

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 ~~23rd~~ 30th DAY OF JANUARY, 2019.

Rebecca Sue Agee by Theresa A. Cheek, Attorney-in-Fact

Rebecca Sue Agee by Theresa A. Cheek, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theresa A. Cheek, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA SUE AGEE, and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA SUE AGEE.

Witness my hand and official seal, this the ~~23rd~~ 30th of January, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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