Karen Johnson Davidson County
Batch# 210506 DEEDWARR
03/27/2019 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20190327-0027729

32301

	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $525,000.00 Affiant Subscribed and sworn to before me, this the 26th day of March, 2019. Notary Public My Commission Expires: 3/23/21 (AFFIX SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
William Ruff and Dawn Ruff	NEW OWNER	Tract 1:105-05-0-004.00 (Improved Lot) and Tract 2: 105-05-0-005.00 (Unimproved Lot)
1222 Villa Place		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tiffany R Johnson, a single person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Ruff and Dawn Ruff, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: 105-05-0-004.00 - 1222 Villa Place, Nashville, TN 37212
LAND in Davidson County, Tennessee, being Lot No. 14 on the Map of George I. Waddey's Resubdivision of Lot No. 28 in O.B. Hayes Rokeby Addition, of record in Book No. 421, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 152 feet 6 inches to an alley.

TRACT 2: 105-05-0-005.00 - 0 Villa Place, Nashville, TN 37212
LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING the northerly ½ of Lot No. 1 on the Map of the Subdivision of Blocks 37 and 52 and being a part of Block 37 of the O.B. Hayes Rokeby Addition, of record in Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 28 feet on the easterly side of Villa Place and runs back between lines 152 feet 6 1/2 inches on the south line and 152 feet 6 inches on the north line to an alley on which it measures 28 feet.

BEING the same property conveyed to Tiffany R. Johnson, a single person by Quitclaim Deed from Bruce A. Johnson, Jr., a single person of record in Instrument No. ___201903270027727_____; and being the same property conveyed to Tiffany R. Johnson, a single person by Quitclaim Deed from Jan J. Bailey, a married person of record in Instrument No. ____201903270027728_____, in the Register's Office of Davidson County, Tennessee.

NOTE: Property consists of two separate tracts, each having a separate parcel number. Previous Deeds have not shown the second parcel number.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as: 105-05-0-004.00 -1222 Villa Place, Nashville, TN 37212.
This is unimproved property known as: 105-05-0-005.00 - 0 Villa Place, Nashville, TN 37212.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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~~/our hand(s) this 26th day of March, 2019.

Tiffany R Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

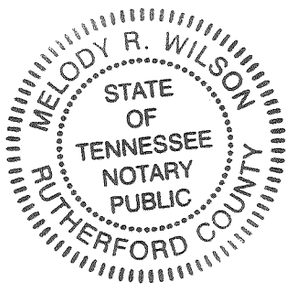
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiffany R Johnson with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein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

Witness my hand and official seal at Murfreesboro, Tennessee, this 26th of March, 2019.

Notary Public

My Commission Expires: 3/23/21

(SEAL)



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authorized according to law.

Patrick H. Poole

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PATRICK H. POOLE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission Expires: 05/02/22

Notary Public

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022