WARRANTY DEED

Karen Johnson Davidson County
Batch# 210653 **DEEDWARR**
03/28/2019 09:16:59 AM 2 pgs
Fees: $13.00 Taxes: $540.20

20190328-0027937

J-GA-19-134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Genesis Acquisitions, LLC	**NEW OWNER**	
(NAME)	(NAME)	**074-08-0-245.00**
4816 Cape Hope Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **RICHARD SCHRYBA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GENESIS ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 1066 on the Plan of Section 10, Hermitage Hills, a Resubdivision of a Portion of Hermitage Hills of record in Plat Book 3600, Page 50, 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. 1066 fronts 80 feet on the Easterly margin of Jacksonian Drive and runs back between lines 160 feet on the Northerly side and 165 feet on the Southerly side to a line in the rear, measuring 72.25 feet thereon.

Being the same property conveyed to Patricia G. Butler, a single person by Warranty deed from Bob Earheart, a single person of record in Instrument No. 20050705-0076549 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 05, 2005.

Patricia G. Butler having since died on December 16, 2018. Order to admit Last Will and Testament to Probate to Establish Muniment of Title to Real Property filed in the Probate Court for Davidson County, Tennessee, Docket No. 19P404 which hereby vests the property solely in the name of Richard Schryba.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 134, 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: **134 Jacksonian Drive, Hermitage, Tennessee 37076**.

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 26th DAY OF MARCH, 2019.

Richard Schryba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD SCHRYBA, 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 26th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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