Karen Johnson Davidson County
Batch# 216494 DEEDWARR
04/11/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $530.95
20190411-0033111

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0309

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of April, 2019

Notary Public

Commission Expires: 12/15/21

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Josh Terry, Trustee of The 130 Rio Vista Dr Trust<br>P.O. Box 160071<br>Nashville, TN 37216 | NEW OWNER | 043 12 0 02600 |

# WARRANTY DEED

FOR AND IN 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/WE,

**Megan N. Cagle, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Josh Terry, Trustee of The 130 Rio Vista Dr Trust**

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:

Land in Davidson County, Tennessee, being Lot 20 and the Southerly half of Lot 21 of Block 'B" on the Revised Plan of Myatt and Egan's Subdivision of Lot No. 8 and the westerly part of Lot No. 9 of Anderson Estates of record in Plat Book 1424, Page 107, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Said Lot No. 20 and part of Lot No. 21 front together 75 feet on the easterly side of Rio Vista Drive and run back 159 feet, more or less, on the northerly line and 170 feet on the southerly line, to a dead line measuring 75.72 feet thereon.

Being the same property conveyed to Megan N. Cagle by warranty deed from Tim Forsman, unmarried of record in Instrument No. 20150402-0028632 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 2, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **130 Rio Vista Drive, Nashville, TN 37115.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of April, 2019.

Megan N. Cagle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at this 9th day of April, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)

Notary Public

My Commission Expires: 03.23.21

## True Copy Certification

I, Marjorie Kaup Haines, 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 authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY