NEW OWNER:
JAMES RUSSELL FINCH, JR.
2048 NASHBORO BOULEVARD
NASHVILLE, TN 37217

SEND TAX BILLS TO:

new owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0384

Map & Parcel
135 12 0B 056.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 221377 **DEEDWARR**
04/24/2019 10:28:08 AM 3 pgs
Fees: $18.00 Taxes: $666.00



20190424-0037597

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIMOTHY J. WESSEL, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES RUSSELL FINCH, JR.**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot & Unit No. 56, on the Plan of "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", as shown on the plat of the same of record in Plat Book 11700, Pages 49 and 50, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TIMOTHY J. WESSEL by Warranty Deed from Jeanne M. Camara, unmarried, dated March 31, 2008, and of record in Instrument No. 20080403-0033730, Register's Office for DAVIDSON County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-19-2048

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2048 NASHBORO BOULEVARD, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 11700, Pages 49 and 50, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 19th day of April, 2019.

TIMOTHY J. WESSEL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIMOTHY J. WESSEL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**.

AFFIANT

Sworn to and subscribed to before me this 19th day of April, 2019.

NOTARY PUBLIC

My commission expires: 7/6/20

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