#13915

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $196,600.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2019.

Notary Public

My commission expires: _____

Karen Johnson Davidson County
Batch# 238385 DEEDWARR
06/04/2019 10:41:48 AM 3 pgs
Fees: $18.00 Taxes: $727.42

20190604-0053148

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Amanda Summer Lamb	Gardner Financial Services, LTD	**072 10 0 262.00**
1301 Otay Street	3503 Paesanos Pkwy	
Nashville, TN 37216	San Antonio TX 78231	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank P. Rumbaugh and Kimberly D. Owen, husband and wife

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

Amanda Summer Lamb, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 1 on the Plan of Northview Subdivision, not of record, and a part of an alley lying in the rear Lot No. 1 as closed by Instrument of record in Book 3072, Page 185, Register's Office for Davidson County, Tennessee, and described together as follows:

Beginning at the northeast intersection of Otay Avenue and Northview Avenue; thence along the margin of Northview Avenue, northerly 116.5 feet to a point in the centerline of said alley as abandoned and closed; thence easterly 75 feet to a point opposite the corner of Lots 1 and 2; thence southerly and along the line of Lots 1 and 2, extended and along said line 116.5 feet to the north margin of Otay Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

This conveyance is subject to an easement for driveway across Lot No. 1 and an abandoned alley which is described as follows: Beginning in the centerline of an abandoned alley closed by instrument of record in Book 3072, Page 185, Register's Office for said county, said alley lying between Lots Nos. 1 and 3 on said plan, said point being in the easterly margin of Northview Avenue; thence with the center of said alley, easterly 40 feet to a point; thence southerly, parallel to Northview Avenue, 6 1/2 feet to the south margin of said abandoned alley; thence with the margin of the same, westerly 15 feet to a point; thence southerly parallel to Northview Avenue, 3.5 feet to a point; thence westerly 25 feet to a point in the easterly margin of Northview Avenue; thence with the margin of the same, northerly 10 feet to a point of beginning.

Being the same property conveyed to Betsy Ann Johnston, married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., of record in Instrument No. 20090520-0046391, Register's Office for Davidson County, Tennessee, dated May 18, 2009 and recorded on May 20, 2009.

Being the same property conveyed to Frank P. Rumbaugh, a married man by Quitclaim Deed from Betsy Anne Johnston, a single woman, of record in Instrument No. 20171128-0121383, Register's Office for

Davidson County, Tennessee, dated November 21, 2017 and recorded on November 28, 2017.

Being the same property conveyed to Frank P. Rumbaugh and Kimberly D. Owen, husband and wife by Quitclaim Deed from Frank P. Rumbaugh, married, of record in Instrument No. 20180315-0024754 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1301 Otay Street, Nashville, TN 37216.

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 HANDS EFFECTIVE AS OF 31st day of May, 2019:

Frank P Rumbaugh by Ryan Rafoth attorney-in-fact
Frank P. Rumbaugh by Ryan Rafoth, his Attorney-In-Fact

Kimberly D Owen by Ryan Rafoth attorney in fact
Kimberly D. Owen by Ryan Rafoth, her Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Frank P. Rumbaugh ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 31st day of May, 2019.

My Commission Expires: 5/25/20

Notary Public

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Kimberly D. Owen ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 31st day of May, 2019.

My Commission Expires: 5/25/20

Notary Public

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
