Name and Address of New Owner:
Sara Rutter
504 Griffin Circle
Nashville TN 37076
Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 257805 DEEDWARR
07/17/2019 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20190717-0069655

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064-16-0E-028.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Mark Webb and Melissa K. Vallent aka Melissa Vallett Webb, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sara Rutter,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 28, Building 8, on the Plan of Townhomes of Truxton Village, shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20061025-0132473 as amended in Instrument No. 20061106-0137656, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Mark Webb and Melissa K. Vallett a/k/a Melissa Webb, husband and wife by Warranty Deed from Marcella Davis, unmarried dated December 7th 2015 and recorded December 9th 2015 in Instrument No. 20151209-0123937 in the Official Records of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2019.

Kevin Mark Webb (SEAL)
Kevin Mark Webb

Melissa K Vallett aka Melissa Webb (SEAL)
Melissa K. Vallent aka Melissa Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2019, before me personally appeared Kevin Mark Webb and Melissa K. Vallett aka Melissa Webb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2019.

WILLIAM D. CASTLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of June, 2019.

WILLIAM D. CASTLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 05/09/2023
File No. 19-416

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212