Karen Johnson Davidson County
Batch# 262733 DEEDWARR
07/26/2019 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190726-0073905

WARRANTY DEED

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. Nov. 8, 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$450,000.00~~.

Affiant

Subscribed and sworn to before me, this the ~~24~~th day of July, 2019.

Notary Public

My commission expires: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RJH Development, LLC	Same as new Owner	**132-14-0-024.00**
3025 Rural Plains Circle		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin J. Worley, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RJH Development, LLC, a Tennessee limited liability company

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 No. 5 on the Plan of H. G. Lowe's Subdivision, of record in Plat Book 1424, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 5 fronts 150 feet on the southerly margin of Battery Lane and extends back between parallel lines 300 feet to a dead line in the rear.

BEING the same property conveyed to Kevin J. Worley by Deed dated May 30, 2001, from Dorothy Johnson, Executrix under the Will of Ray E. Bartee, of record in Will Book 238, Page 679, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, with full power

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 1424, Page 46, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 1581, Page 9, Register's Office for Davidson County, Tennessee.**

3) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7008, Page 709, Register's Office for Davidson County, Tennessee.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 843 Battery Lane, Nashville, TN 37220

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 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 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 **24th** day of **July, 2019.**

Kevin J. Worley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin J. Worley,** the within named sellers, 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 Nashville, Tennessee, this **24th** day of **July, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

