WARRANTY DEED

Karen Johnson Davidson County
Batch# 266378 DEEDWARR
08/05/2019 07:37:14 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190805-0076910

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin J. Colgan	New Owner	09206057100
(NAME)	(NAME)	
540 Biesterfield Road, #320		
(ADDRESS)	(ADDRESS)	
Elk Grove Village, IL 60007		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Jerrell D. Rawls**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Martin J. Colgan and Susan J. Colgan, husband and wife**, hereinafter called the GRANTEE(S), their 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 the westerly parts of lots No.1 and 3 on the Map of J.W. Turner's Subdivision of Lot 21 on the Boyd McNairy Addistion as of record in Book 57, Page 129 Register's Office for said County
Said parts of said lots front 150 feet on the northerly side of Clifton Pike and run back between lines 133 feet, more or less, on the easterly line and 117 feet on the westerly line, along the easterly line of Lena Avenue, to the south line of Lot No.5, measuring 50 feet more or less

Being the same property conveyed to Jerrell D. Rawls by Special Warranty Deed from HSBC Bank USA, National Association, dated 06/30/2008 , of record in Instrument 200807170073306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Book 57, Page 129, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2614 Clifton Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 488119
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KJ-DR-19-2614

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 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 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.

Effective the 31st day of July, 2019.

Jerrell D. Rawls

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerrell D. Rawls**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2019.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064