WARRANTY DEED

Karen Johnson Davidson County
Batch# 267130 DEEDWARR
08/05/2019 03:35:53 PM 2 pgs
Fees: $13.00 Taxes: $1,378.25

20190805-0077672

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 $372,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5980B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas Daley	New Owner	042-15-0-058.00
328 E Marthona Rd		
Madison, TN 37115		

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,

REHAB WIZARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

THOMAS M. DALEY, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lots Nos. 152 to 155, both inclusive, of Block " B", on the Plan of Marthona, not of record, and described as follows:

Beginning at a point in the West margin of Ezell Road East, at the corner of Lots 151 and 152, said point being 650 feet North from the North margin of Ezell Road South; thence with the line between said lots 151 and 152, Westerly 422.5 feet to a point; thence Northerly 100 feet to the corner of Lots 155 and 156; thence with the line between said lots, Easterly 422.5 feet to the West margin of Ezell Road East; thence with the margin of the same, Southerly 100 feet to the point of beginning

Being the same property conveyed to Rehab Wizard, LLC by Warranty deed from Holly Marie Cannon-Hesse and Nathan D. Cannon and Holly Marie Cannon-Hesse, Administratrix of the Estate of Patricia Borroughs-Cannon of record in Instrument No. 20190207-0011597 Register's Office for Davidson County, Tennessee, dated 01/30/2019 and recorded on 02/07/2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 328 E Marthona Rd, Madison, TN 37115

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-CL-19-328

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 in 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 hand on the 31st day of July, 2019.

Rehab Wizard, LLC, a Delaware limited liability company

BY: _____

Lawrence R. Wisniewski, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence R. Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Rehab Wizard, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained.

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

_____

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-5980B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027