(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 311092 DEEDWARR
11/05/2019 08:40:59 AM 2 pgs
Fees: $13.00 Taxes: $5,531.50

20191105-0113934

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John R. Gaston and Kacie L. Gaston 2140 Timberwood Drive Nashville, TN 37215	NEW OWNER	144-11-0-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rodney E. Rishel, Jr. and Melanie Rishel, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John R. Gaston and wife, Kacie L. Gaston**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of HIGHLAND COURT, as shown on plat of record in Book 2330, Page 82, in the Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rodney E. Rishel, Jr. and Melanie Rishel, husband and wife by Warranty Deed from Blair A. Garner and Eric Garner, dated 10/02/2017 and recorded 10/04/2017, of record in Instrument No. 20171004-0101754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2140 Timberwood Drive, Nashville, TN 37215

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, their heirs and assigns forever; and we do covenant with 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 the 1st day of November, 2019.

Rodney E. Rishel, Jr.

Melanie Rishel

STATE OF Texas
COUNTY OF Brazoria

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rodney E. Rishel, Jr. and Melanie Rishel with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 1st of November, 2019.

Notary Public

My Commission Expires: 09/17/2021

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
LUZ ROSA
Notary ID #125412347
My Commission Expires
September 17, 2021