This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 312115 DEEDWARR
11/06/2019 11:24:08 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20191106-0114702

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $235,000.00.

Michelle Martin
Affiant

Subscribed and sworn before me this the 5th day of November, 2019.

Notary Public
My commission expires: 12/1/2020

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF JASON R. JONES

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Midtown Realty, LLC	New Owner	106-13-0 036.00
PO Box 331235		
Nashville, TN 37203		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERNARD S. RAPHELD AND WIFE PATRICIA E RAPHELD,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MIDTOWN REALTY, LLC,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Section Three, Woodycrest Subdivision, of record in Book 2083, page 21, Register' s Office for said County.

Said Lot No. 70 fronts 70 feet on the southerly side of Polk Avenue and runs back between lines, 173.2 feet on the easterly line and 187.6 feet on the westerly line to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Bernard S. Rapheld and wife, Patricia E. Rapheld, by deed from Timothy Gentry, unmarried, dated 03/17/2003, of record in Instrument No. 20030404-0044852, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 302 Polk Ave, Nashville, TN 37201.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 5th day of November, 2019.

Bernard S. Rapheld

Patricia E Rapheld

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bernard S. Rapheld and Patricia E Rapheld,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022