This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 315724 DEEDWARR
11/14/2019 02:36:21 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20191114-0117635

NEW OWNER:
LOGAN M GARNER and
WILLIAM S GARNER
160 Harrington Avenue
Madison, TN 37115

SEND TAX BILL TO:
new owner

MAP & PARCEL:
052-01-0-79.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RFK Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **LOGAN M GARNER, AN UNMARRIED WOMAN AND WILLIAM S GARNER, A MARRIED MAN, as Tenants in Common with the Right of Survivorship,** hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41, in Block "A", on the plan of Final Plat Crittenden Estates Subdivision, as Shown on plat of record in Plan Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa D. Sexton by Warranty Deed from Ken Luckett, married, dated 4/3/2015 and recorded 4/7/2015, of record in Instrument No. 20150407-0030147, Register's Office for Davidson County, Tennessee. Being further conveyed to RFK Properties, LLC, by Warranty Deed form Teresa D. Sexton and James S. Sexton, husband and wife, dated 7/22/2019 and recorded 8/5/2019, of record in Instrument No. 20190805-0077060, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **RFK Properties, LLC, a Tennessee limited liability company,** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-19160

a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND , **RFK Properties, LLC, a Tennessee limited liability company**, further covenants and binds its representatives, to warrant and forever defend the title to the said land to the said Grantee, their and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 160 Harrington Ave., Madison, TN 37115

Executed on this 21st day of October, 2019.

RFK Properties

BY: _____

Rod Fortner, Member

BY: _____

Alexander Rivera, Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Rod Fortner and Alexander Rivera**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of **RFK Properties, a Tennessee limited liability company**, the within named bargainor, a company, and that as such members executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as members with full power and authority.

Witness my hand this 21st day of October, 2019.

_____
Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF ~~TN~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~186,000.00~~ 185,000.00.

_____
Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of October, 2019.

_____
Notary Public

My Commission Expires: 3/7/23