G#32591-2

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 317729 DEEDWARR
11/20/2019 09:49:29 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20191120-0119786

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2019.

Notary Public

My commission expires: 9-6-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Shelby Lynn Buscher** | | **133 02 0 197 00** |
| **3218 Avenal Avenue** | New owner | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Linda J. Rhea, an unmarried woman**

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

**Shelby Lynn Buscher, a single person**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 Lot No. 7 on the Plan of Dr. Z. C. Gammel's Subdivision of a part of D. C. Buell's Tract, of record in Book 2083, Page 73, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 7 fronts 70.0 feet on the East side of Avenel Avenue and extends back 273.5 feet on the North line and 273.8 feet on the South line, to a dead line in the rear, measuring 70 feet thereon.**

**BEING the same property conveyed to Ralph Rhea and wife, Linda J. Rhea, by Warranty Deed dated January 5, 1979, from Imogene F. Spivey, a single person, of record in Book 5382, Page 714,**

**Register's Office for Davidson County, Tennessee. Said interest is now vested in Linda J. Rhea as surviving tenant by the entirety, the said Ralph Rhea having died April 4, 1982.**

**NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.**

**THE said Avenal Avenue and Avenel Avenue being one and the same property.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 2083, Page 73, Register's Office for Davidson County, Tennessee;**

**2) Restrictive Covenants contained in instrument of record in Book 2248, Page 47, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired; and,**

**3) Taxes for the current year which have been prorated and were paid by the Grantor herein and the Grantee herein assumes any subsequent years, not yet due and payable.**

This is improved property, known as: **3218 Avenal Avenue, Nashville, TN 37211**.

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 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 **19th** day of **November, 2019.**

Linda J. Rhea

**Linda J. Rhea**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Linda J. Rhea, an unmarried woman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **November, 2019.**

**Notary Public**

**My Commission Expires:** 11/8/21

