WARRANTY DEED

Karen Johnson Davidson County
Batch# 319988 DEEDWARR
11/26/2019 08:47:29 AM 2 pgs
Fees: $13.00 Taxes: $613.78

20191126-0121966

J-MPHS-19-1114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,887.72.

Affiant

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MP Home Solutions Pro Inc	**New Owner**	
(NAME)	(NAME)	**081-11-0-463.00**
1114 Wheless St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RHONDA GANAWAY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MP HOME SOLUTIONS PRO INC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being a part of the South 82 feet of the West 124 feet of Lot No. 123 on the Map of Addition to the Town of McGavock of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of the South 82 feet of the West 124 feet of Lot No. 123 is described according to an unrecorded survey made by Hickerson and Hickerson Engineers, on January 27, 1962, as follows:

Beginning at a point on the North side of Wheless Street at its intersection with 12th Avenue North; thence North along the Easterly margin of 12th Avenue North 82 feet to a point; thence North 52 degrees 30 minutes East 67 feet to a point; thence South 37 degrees 30 minutes East 82 feet to a point in the Northerly margin of Wheless; thence South 52 degrees 30 minutes West along the Northerly margin of Wheless Street 67 feet to the point of beginning.

Being the same property conveyed to Rhonda Ganaway, a married woman by Warranty deed from Mike Bartholomew, married of record in Instrument No. 20180725-0072686 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 25, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Subject to A Deed of Trust by Rhonda Ganaway, married woman, trustor, to Nationwide Trustee Services, Inc, trustee, for the benefit of Carrington Mortgage Services, LLC, beneficiary, to secure a note in the original amount of $ 158,720.00 secured thereby, dated July 19, 2018, and recorded on July 25, 2018, of record as Instrument Number 20180725-0072687, Register's Office for Davidson County, Tennessee.
Corporate Assignment of Deed of Trust recorded on December 31, 2018 of record in Instrument Number 20181231-0126576, in the Register's Office for Davidson County, Tennessee.
Corporate Assignment of Deed of Trust recorded on March 12, 2019 of record in Instrument Number 20190312-0022410, in the Register's Office for Davidson County, Tennessee.
Substitution of Trustee recorded on April 26, 2019 of record in Instrument Number 20190426-0038677, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1114 Wheless St., Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd DAY OF NOVEMBER, 2019.

Rhonda Ganaway

Steve Ganaway

**The said Steve Ganaway joins in this conveyance to convey any marital interest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA GANAWAY AND STEVE GANAWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of November, 2019.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212