WARRANTY DEED

Karen Johnson Davidson County
Batch# 324830 DEEDWARR
12/04/2019 02:01:25 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00

20191204-0125130

W-VRES-19-1312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

GABRIELE LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th 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)
Lowrie Real Estate, LLC	**New Owner**	
(NAME)	(NAME)	**082-09-0-057.00**
5909 Loan Peak Dr		
(ADDRESS)	(ADDRESS)	
Evergreen, CO 80439		
(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, **PAUL A. RUTHERFORD AND WENDE RUTHERFORD, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP AS TO A 50% INTEREST AND WENDELL GOODMAN AND LUCY GOODMAN, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP AS TO A 50% INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOWRIE REAL ESTATE, LLC, a Coloardo limited liability company,** 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Homestaed Addition, Estate of D.T. McGavock of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul A. Rutherford and Robert W. Rutherford, as tenants in common by Warranty Deed from Danielle Lawless of record in Instrument No. 20080819-0085095 Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on August 19, 2008.

Being the same property conveyed to Paul A. Rutherford and Wende Rutherford, as Tenants in Common with a Right of Survivorship as to a 50% interest, and David J. Diaz-Barriga and Caroline E. Diaz-Barriga, as Tenants in common with a Right of Survivorship as to a 50% interest by Quitclaim Deed from Paul A. Rutherford and Robert W. Rutherford, as Tenants in Common of record in Instrument No. 20180821-0083007 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 21, 2018.

Declaration of Interest recorded on February 14, 2019 in Instrument No. 20190214-0013743.

Being the same property conveyed to Paul A. Rutherford and Wende Rutherford, as tenants in common with a Right of Survivorship as to a 50% interest, and Wendell G. Goodman and Lucy E. Goodman, as tenants in common with a right of survivorship as to a 50% interest by Quitclaim Deed from Paul A. Rutherford and Wende Rutherford as to a 50% interest, and David J. Diaz-Barriga and Caroline E. Diaz-Barriga as to a 50% interest of record in Instrument No. 20190214-0013744 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 14, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 9, 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: **1312 6th Ave North, 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 25th DAY OF NOVEMBER, 2019.

Wende J Rutherford as POA for Paul Rutherford
Paul A. Rutherford

Wende J Rutherford
Wende Rutherford

Wendell S Goodman
Wendell Goodman

Lucy Goodman
Lucy Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County and State~~, PAUL A. RUTHERFORD, 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 25th of November, 2019.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDE RUTHERFORD, 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 25th of November, 2019.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL GOODMAN, 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 25th of November, 2019.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCY GOODMAN, 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 25th of November, 2019.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDE J. RUTHERFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL A. RUTHERFORD and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL A. RUTHERFORD.

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public

My Commission Expires: 10/2/2023

(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY