THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26868	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 532,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 2019. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 331392 DEEDWARR
12/18/2019 09:52:08 AM 2 pgs
Fees: $13.00 Taxes: $1,968.40

20191218-0130504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Beatrice Concepcion and Jody Allan Junia	NEW OWNER	
1016A Glendale Lane	1016A Glendale Lane	13111000300
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles Patrick Rankin and wife, Kathryn McCaskill Rankin,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beatrice Concepcion and Jody Allan Junia, wife and husband,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 64 on the Plan of Section I, Seven Hills, as of record in Book 2133, Pages 81 and 82 as Revised in Book 7900, Page 774, Register's Office for said County, described as follows:
Beginning at a point in the Southwesterly margin of Shys Hill Road at the corner of Lots 63 and 65; thence with the line between said lots, Southwesterly 287 feet to a point; thence Southerly 93.3 feet to corner of lot 68; thence with the line between lot 64 and 68, Southeasterly 179.9 feet to a corner of Lot 65; thence with the line between Lot 64 and 65, Northeasterly 270.0 feet to the margin of Shys Hill Road thence with the margin of the same Northeasterly 158 feet to the beginning.

Commencing at an iron rod situated in the Westerly margin of Shys Hill Road, said point being the common corner between Lots 64 and 65 as recorded on the Plan of Seven Hills Section One recorded in Plat Book 2133, Page 82, R.O.D.C., Tennessee. Thence, along said lot line S 37 degrees 31'10" W, a distance of 225.14 feet to an iron rod being the point of beginning described. Thence, continuing along said lot line, S 37 degrees 31'10"W, a distance of 43.89 feet to an iron rod; Thence, along the common rear line of Lots 64 and 68 of Seven Hills Section One, N 79 degrees 26'10" W a distance of 179.63 feet to an iron rod situated in the Easterly line of the Joseph Ross, et ux, property of record in Book 6834, Page 889, R.O.D.C., Tennessee. Thence, along the common line between Joseph Ross and Lot 64, N 02 degrees 10'00" E, a distance of 93.23 feet to a concrete monument, being the common rear corner of Lots 64 and 63 Seven Hills Section One. Thence, along said lot line N 48 degrees 48'08" E, a distance of 62.14 feet to an iron rod; Thence, severing Lot 64 of Seven Hills Section One, S 49 degrees 10'24" E, a distance of 202.24 feet to the point of beginning and containing 19,203.89 square feet or 0.44 acres of land.

Included in the foregoing description by specifically excluded from this conveyance is the following property that was conveyed in a warranty deed of record in Book 9418, Page 853, said Register's office.

Being the same property conveyed to Charles Patrick Rankin and wife, Kathryn McCaskill Rankin by deed from Helen V. Sherrod of record in Instrument No. 20120629-0057445 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4521 Shys Hills Road, Nashville, TN 37215.**

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 and assigns forever; and we do covenant with 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 our hands this the 10th day of December, 2019.

Charles Patrick Rankin

Kathryn McCaskill Rankin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Patrick Rankin and Kathryn McCaskill Rankin,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of December, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN