WARRANTY DEED

Karen Johnson Davidson County
Batch# 343075 DEEDWARR
01/14/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200114-0005147

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 11-06-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karla Shanks	New owner	084 01 0 117.00
(NAME)	(NAME) c/o Synovus Bank	
901 Rosebank Avenue	(ADDRESS) 800 Shade Creek PKWY MS101	
(ADDRESS) Nashville, TN 37206	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth W. Rhoten and Delores Rhoten, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karla Shanks**, 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. 41 on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 41 fronts 80 feet on the easterly side of Rosebank Avenue and extends back between parallel lines 149 feet to a dead line.

Being the same property conveyed to George A. Rhoten and wife, Geraldine H. Rhoten by Warranty Deed from Carl Batson and wife, Bettye Batson dated August 18, 1964 and recorded September 02, 1964 in Book 3807, Page 907, in said Register's Office for Davidson County, Tennessee. The said Geroge A. Rhoten having since died and property vested in Geralding H. Rhoten as the surviving tenant by the entirety.

Being the same property conveyed to Kenneth W. Rhoten, reserving a life estate in Geraldine H. Rhoten, unmarried by Quitclaim Deed from Geraldine H. Rhoten, unmarried dated July 22, 2015 and recorded July 23, 2015 as Instrument No. 20150723-0072181, in said Register's Office for Davidson County, Tennessee. The said Geraldine H. Rhoten died on August 15, 2017.

Further, being the same property conveyed to Kenneth W. Rhoten and wife, Delores Rhoten by Quitclaim Deed from Kenneth W. Rhoten, a married man dated May 03, 2018 and recorded May 07, 2018 as Instrument No. 20180507-0043150, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-1912829SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 901 Rosebank Avenue, Nashville, TN 37206

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 10th day of JANUARY, 2020

Kenneth W. Rhoten

Kenneth W. Rhoten

Delores Rhoten

Delores Rhoten

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kenneth W. Rhoten and Delores Rhoten, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

File Number: MTJ-1912829SSO

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020