Karen Johnson Davidson County
Batch# 375500 DEEDWARR
03/20/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200320-0030893

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215000.00

Affiant

Subscribed and sworn to me on 03/18/2020

NOTARY PUBLIC

My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Benjamin Rhymer 4505 Harding Pike 2E Nashville, TN 37205	SAME AS NEW OWNER	116-03-0A-023.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John B. Jarratt, a single person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Benjamin Rhymer, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4-E of Royal Oaks Tower, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as created by Master Deed and By-Laws of record in Book 4710, Page 901, as amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium. Further reference is made to the plan of record in Book 4460, Page 189, said Register's Office, for a more complete and accurate description of said property.
>
> Being the same property conveyed to John B. Jarratt, a single person, by Warranty Deed from Joseph C. Sherrill, married, of record in Instrument No. 20180628-0062355, Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded June 28, 2018.
>
> This is improved property known as 4505 Harding Pike 4E, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 03/18/2020.

John B. Jarratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/18/20, before me personally appeared John B. Jarratt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/18/2020.

NOTARY PUBLIC

My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY