THIS DOCUMENT PREPARED BY:
Neese Law Firm
314 North Market Street
Paris, Tennessee 38242
Telephone: 731-642-2189
File No. 3629

Karen Johnson Davidson County
Batch# 394706 **DEEDWARR**
05/04/2020 08:56:32 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200504-0046089

Property Address:
640 2nd Ave S, Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Danny R. Guinn**, hereinafter referred to as "Grantor," has this day granted, bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Ridings**, hereinafter "Grantee," the hereinafter described tract of land and real property, together with all improvements located thereon, lying in the County of **Davidson**, State of Tennessee, and more particularly described as follows:

Known as Parcel 093 11 0C 027.00 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit together with an undivided interest in the common elements as shown on said master deed.

Subject to those certain Sewer Easements of record in Book 6807, page 851, and Book 6974, page 969 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee.

Subject to that certain Master Deed for Rutledge House Condominiums of record in Book 11687, page 739 in Register's Office of Davidson County, Tennessee.

Subject to those certain By-Laws for Rutledge House Condominiums of record in Book 11687, page 805 in Register's Office of Davidson County, Tennessee.

Subject to the Charter for Rutledge House Condominiums of record in Book 11687, pages 802 and 735 in Register's Office of Davidson County, Tennessee.

Subject to matters as set out in instrument of record in Book 6616, page 614 in the Register's Office of Davidson County, Tennessee.

Subject to matters as set out in instrument of record in Book 10512, page 477 in the Register's Office of Davidson County, Tennessee.

Subject to matters as set out in instrument of record in Book 10512, page 464 in the Register's Office of Davidson County, Tennessee.

This being the same real property conveyed to Danny R. Guinn and wife, Melanie W. Guinn, by deed of Ken Givens dated May 31, 2013 and of record as Instrument No. 20130614-0061217 in the Register's Office of Davidson County, Tennessee. Melanie W. Guinn conveyed her interest in the above real property to Danny R. Guinn by deed dated September 8, 2016 and of record as Instrument No. 20160909-0095143 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the premises aforesaid unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging Grantor does for Grantor and Grantor's heirs,

personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that the premises are free and clear of any encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will warrant and defend the title to said premises unto Grantee, forever, against the lawful claims and demands of all persons whomsoever.

Grantor, and persons rightfully claiming under Grantor will, from time to time and at all times, at the request and cost of Grantee, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

WITNESS Grantor's hand this 1st day of May, 2020.

Danny R. Guinn

STATE OF TENNESSEE
COUNTY OF HENRY

On this the 1st day of May, 2020, before me personally appeared Danny R. Guinn, known to me or satisfactorily proven, to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

JOSHUA BOWDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HENRY

Notary Public

My Commission expires: 3/22/23

Owner and Parties Responsible for Taxes:
Patrick Ridings
450 Russwood Dr.
Springville, TN 38256

STATE OF TENNESSEE
COUNTY OF HENRY

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this, the 1st day of May, 2020.

JOSHUA BOWDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HENRY

Notary Public

My commission expires: 3/22/23