THIS DOCUMENT PREPARED WITHOUT TITLE OPINION BY:
Neese Law Firm
314 North Market Street
Paris, TN 38242
Telephone: 731-642-2189
File No. 2020-023

Karen Johnson Davidson County
Batch# 397989 DEEDWARR
05/08/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20200508-0048307

Property Address:
634 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) cash in hand paid, 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 bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Wist,** hereinafter referred to as 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 02500 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 25 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.

This being the same real property conveyed to Danny R. Guinn and wife, Melanie W. Guinn, by deed of David Nathaniel Page dated July 27, 2015 and of record as Instrument No. 20150730-0075022 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.

Neese Law Firm is not the closing agent for this transaction, pursuant to the provisions of I.R.C. Section 6045(e), as amended by the Tax Reform Act of 1986.

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, 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 Grantor has a good right to sell and convey the same as aforesaid; that said premises are free and clear of any encumbrances, 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 ~~April~~ May, 2020.

Danny R. Guinn

STATE OF TENNESSEE
COUNTY OF HENRY

On this 1st day of May, 2020, before me personally appeared Danny R. Guinn, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and Seal of office in said County on the day above written.

Notary Public

JOSHUA BOWDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

My Commission expires: 3/22/23

Owner and Party Responsible for Taxes:
Daniel Wist
1634 2nd Ave S
Nashville, TN 37210

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 $291,000.00, 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 5th day of May, 2020.

Notary Public

My Commission expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23