Karen Johnson Davidson County
Batch# 404340 DEEDWARR
05/21/2020 02:12:08 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20200521-0053099

WARRANTY DEED

MISTY M. THOMAS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew G. Rhodes	Andrew G. Rhodes	115-11-0-094.00
(NAME)	(NAME)	
6232 Vosswood Drive	6232 Vosswood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **Keith E. Collison, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew G. Rhodes and Kimberley A. Kraemer, husband and wife,** 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. 155 on the Plan of West Meade Farms Inc., Section G, of record in Book 1835, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George William Coble, III, by Warranty Deed from Christine J. Bachrach and husband, Yoav Bachrach, dated March 31, 2004, of record in Instrument No. 20040402-0037689, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Keith E. Collison, married, by Warranty Deed from George William Coble, III, unmarried, dated April 13, 2020, of record in Instrument No. 20200417-0040594, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6232 Vosswood Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The above mentioned property is not and has never been the primary residence of the Grantor.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 1835, page 115; Restrictions of record in Book 2038, page 837; Restrictive covenant for detached structure of record in Instrument No. 20041207-0145888; Easement for sewer line of record in Book 5822, page 834; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of May, 2020.

Keith E. Collison

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Keith E. Collison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of May, 2020.

Notary Public
My Commission Expires: _____

File No.: 31808

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023