Warranty Deed

Karen Johnson Davidson County Batch# 409092 DEEDWARR 06/02/2020 12:26:28 PM 2 pgs Fees: $13.00 Taxes: $2,120.10 20200602-0056530	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $573,000.00. Affiant Subscribed and sworn to before me, this the 1st day of June, 2020. Notary Public My commission expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hannah Louise Rabon Robert James Byrd	NEW OWNER	09106047000
5505B Tennessee Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN AMBROSE, III, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH LOUISE RABON, AN UNMARRIED WOMAN AND ROBERT JAMES BYRD, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1416, Block No. 201 on the Plan of Extension of Plan No.1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Barbara Ambrose, married by Warranty deed from Ray T. Wall, married of record in Instrument No. 20121116-0105983 Register's Office for Davidson County, Tennessee, dated November 14, 2012 and recorded on November 16, 2012.

Being a portion of the same property conveyed to Growing Up Growing Old, LLC, a Tennessee limited liability company by Quitclaim deed from John L. Ambrose, III and wife Barbara B. Ambrose of record in Instrument No. 20130305-0021676 Register's Office for Davidson County, Tennessee, dated March 01, 2013 and recorded on March 05, 2013.

Being a portion of the same property conveyed to John Ambrose, III, unmarried by Quitclaim deed from Growing Up, Growing Old, LLC, a Tennessee limited liability company of record in Instrument No. 20190816-0082388 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 16, 2019.

Being a portion of the same property conveyed to John Ambrose, III, unmarried by Quitclaim deed from John Ambrose, III, unmarried of record in Instrument No. 20190816-0082389 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 16, 2019.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5505B Tennessee Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2020.

John Ambrose, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Ambrose, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of ~~June, 2020~~.

Notary Public

My Commission Expires: 5/3/21

