Karen Johnson Davidson County
Batch# 412637 DEEDWARR
06/10/2020 09:53:49 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20200610-0059428

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fi
this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 9 day of Jun 2020.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Rehab Wizard, LLC	New Owner	052-02-0-120.00
122 Generals Retreat Pl		
Franklin, TN 37064		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laurice White, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rehab Wizard, LLC, a Delaware limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 50, as shown on the map entitled the Revised Map of Rainbow Terrace, Block "C", of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Laurice White, a single woman, by Special Warranty Deed from the Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated December 31, 2008 of record in Instrument No. 20090107-0001543, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Larry L. Riley joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 629 Cheryl Ave, Madison, TN 37115

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 9th day of June, 2020.

Laurice White

Larry L. Riley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laurice White and Larry L. Riley,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of June, 2020.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2020046617