Karen Johnson Davidson County
Batch# 419345 DEEDWARR
06/18/2020 02:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,467.05
20200618-0064512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,500.00.

Affiant

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/8/2020
(AFFIX SEAL)

R-VRES-20-1417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cole Taylor Weber	NEW OWNER	
(NAME)	(NAME)	**083-03-0-200.00**
1417 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1437		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA K. TACKETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLE TAYLOR WEBER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the resubdivision of the Bradford & McClure lands, being a re-subdivision of certain lots in the Brownsville Plan of record in Plat Book 21, Page 9, Register's Office, Davidson County, Tennessee and described according to a copy of a survey by T.T. Sanford, August 3, 1949, as follows:

Beginning at a stake in the South margin of Riverside Drive, which said stake is South 43 degrees West 526 feet from an iron pin in the margin of McKinnie Avenue; thence southeasterly 196.5 feet(200 feet in deeds) to a stake; thence South 43 degrees West 52.7 (53.4 feet in deeds) to a stake; thence North 86 degrees 30 Minutes West 31.9 feet (22.6 feet in deeds) to a stake; thence Northwesterly 175 feet, more or less, (178.3 feet in deeds) to a stake in the margin of same, North 43 degrees East 75 feet to the beginning.

Being the same property conveyed to Lisa K. Tackett, unmarried woman by Warranty deed from Eric W. Richardson and Marissa D. Richardson, husband and wife of record in Instrument No. 20150303-0018248 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 3, 2015.

The said Lisa K. Tackett having since married Clayton D. Marsh.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 750, Book 4113, Page 648, Book 4398, Page 533 and Book 4420, Page 699, Book 1942, Page 321, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1417 Riverside Drive, Nashville, Tennessee 37206-1437**.

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; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 12th DAY OF JUNE, 2020.

Lisa K. Tackett

Clayton D. Marsh

Clayton D. Marsh, spouse of Lisa K. Tackett, hereby joins in this conveyance and does transfer and convey any and all marital interest Clayton D. Marsh may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON D. MARSH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY