(1)

Name and Address of New Owner:
Elaine Bye and Michael Stanbary, Jr
600 Vantrease Rd.
Madison, TN 37115
Send Tax Bills To:

New Owner/same

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 435843 DEEDWARR
07/13/2020 10:09:03 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200713-0076071

Map & Parcel No: 051-03-0-022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robb J. Rheinlander, unmarried"** the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elaine Bye, unmarried, and Michael Stanbary, Jr, unmarried, as tenants in common with right of survivorship, each holding a fifty percent (50%) undivided interest,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 15, 16, 17, and 18 of "Block D" on the Map of Marthonna Subdivision, not of record, described according to a copy of a survey by J.A. Mefford Surveyor, in December, 1937, as follows:

Beginning at a point in the South margin of Ezell Road South, at the common corner of Lots 14 and 15; thence with the line between said lots, Southerly 351.4 feet to a point; thence Easterly 100 feet to the corner of Lots 18 and 19; thence with the line between Lots 18 and 19, 349.2 feet to the South margin of Ezell Road South; thence with the margin of the same Westerly 100 feet to the beginning.

Being the same property conveyed to Robb J. Rheinlander, by Warranty deed from Lu Ann Lowe and Ronald J. Ladd, of record in Instrument No. 20091211-0113455, Register's Office for Davidson County, Tennessee, dated December 10, 2009 and recorded on December 11, 2009.

Being also known as 600 Vantrease Road Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2020.

Robb J. Rheinlander (SEAL)

STATE OF Indiana
COUNTY OF Hamilton

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

Witness my hand and seal this 30th day of June, 2020.

CHRISTINA MORRIS
NOTARY PUBLIC
SEAL
HAMILTON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES MARCH 08, 2024
COMMISSION NUMBER 678100

Notary Public Christina Morris
My commission expires:
3/8/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2020.

Notary Public
My commission expires: 12-19-2020

W. WILLIAM DAVIS * NOTARY PUBLIC * STATE OF TENNESSEE * COUNTY OF WILLIAMSON

File No. 2020-816