Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $471,200.00.

Affiant

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SE

Karen Johnson Davidson County
Batch# 441605 DEEDWARR
07/21/2020 11:42:16 AM 2 pgs
Fees: $13.00 Taxes: $1,743.44

20200721-0080004

B-RMX-20-914B

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)
David Wayne Revis, Jr. and Tyler Thomas Kent Kelsay	**New Owner**	
(NAME) **914 B 32nd Avenue North**	(NAME)	**092-05-0-348.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID WAYNE REVIS, JR., AN UNMARRIED MAN, AND TYLER THOMAS KELSAY, 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 Lot No. 14 on the Plan of Block 28, Fisk University Place of record in Plat Book 421, Page 4 and 5, 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 Rightway Real Estate, LLC, a Tennessee Limited Liability Company by Warranty deed from EFS Investment Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160208-0011593 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 08, 2016.

Being a portion of the same property conveyed to Rightway Real Estate, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Rightway Real Estate, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160426-0040566 Register's Office for Davidson County, Tennessee, dated April 26, 2016 and recorded on April 26, 2016.

Being the same property conveyed to Brian Watkins by Quitclaim deed from Rightway Real Estate, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191018-0106983 Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 18, 2019.

Being the same property conveyed to Rightway Real Estate, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Brian Watkins of record in Instrument No. 20200721-0080003 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 4 and 5, 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: **914 B 32nd Avenue North, Nashville, Tennessee 37209**.

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 17th DAY OF JULY, 2020.

Rightway Real Estate, LLC, a Tennessee Limited Liability Company

BY:_____
Brian Watkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WATKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of July, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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