WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-SB-GL-20-241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

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)
Dylan Williams	**New Owner**	
(NAME)	(NAME)	
468 Plantation Blvd		**043-05-0-200.00**
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(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, **BENNY R. RIGBY, JR. AND WIFE, SUSAN N. RIGBY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN WILLIAMS,** 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, described as follows:

Tract No. 1: Being Lot No. 20 of Block B on the Map of Overlook Estates as of record in Book 843, page 105, Register' s Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Said Lot No. 20 fronts 50 feet on the Northerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line.

Tract No. 2: Being the Easterly \'bd of Tract 19, Block B of Overlook Estates Subdivision of record in Book 843, page 105, Register' s Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Benny R. Rigby, Jr and wife, Susan N. Rigby, a One-Half (1/2) undivided interest by Quitclaim deed from Helen Arlena Mathis Fry (also known as Helena Arlena Mathis Fry) of record in Book 10412, page 345, Register's Office for Davidson County, Tennessee, dated April 09, 1997 and recorded on April 10, 1997.

Being the same property conveyed to Benny R. Rigby, Jr. and wife, Susan N. Rigby by Warranty deed from Dallas J. Mathis of record in Book 10412, page 347, Register's Office for Davidson County, Tennessee, dated April 09, 1997 and recorded on April 10, 1997.

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 843, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1101, Page 247, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4750, Page 662, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **241 Wiley St, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch# 459301 **DEEDWARR**
08/18/2020 01:37:19 PM 2 pgs
Fees: $13.00 Taxes: $231.25

20200818-0092804

Warranty Deed

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 14th DAY OF AUGUST, 2020.

Benny R. Rigby, Jr. by John Gleaves, Attorney-In-Fact

Susan N. Rigby by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENNY R. RIGBY, JR. AND SUSAN N. RIGBY, and who acknowledged he/she/they executed the same as the free act and deed of the said BENNY R. RIGBY, JR. AND SUSAN N. RIGBY.

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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