# WARRANTY DEED

Karen Johnson Davidson County
Batch# 475254 DEEDWARR
09/14/2020 01:20:10 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20200914-0104622

O-SRN-20-1117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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) |
|---|---|---|
| **Marti R. Rhea and Linda W. Rhea** | **SWBC Mortgage** | |
| (NAME) | (NAME) | **091-10-0-020.00** |
| **1117 57th Avenue N.** | **9311 San Pedro Ave., Ste. 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **San Antonio, TX 78216** | |
| (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, **KENNETH DAVIS SHEESLEY, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTI R. RHEA AND LINDA W. RHEA, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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. 10 on the Map of West Park Addition No. 2, of record in Book 2330, Page 63, Register's Office for said County. Said Lot No. 10 fronts 41.89 feet on the Easterly side of 57th Avenue North and runs back between lines, 135.5 feet on the Northerly line and 140.8 feet on the Southerly, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Kenneth Davis Sheesley, an unmarried man by Quitclaim deed from Kenneth Davis Sheesley, who incorrectly took title as Kenneth Davis Sheeshley, unmarried of record in Instrument No. 20190513-0044725 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 13, 2019.

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 Book 2330, Page 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2483, Page 629, 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.
- Deed to the City of Nashville Waterworks Department of record in Book 2493, Page 241, 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: **1117 57th Avenue N, 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 11th DAY OF SEPTEMBER, 2020.

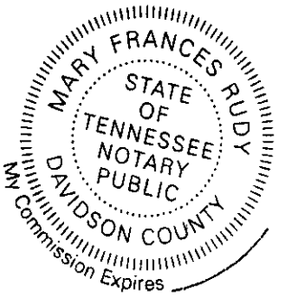
Kenneth Davis Sheesley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH DAVIS SHEESLEY, JR., 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 11th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212