Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
1707 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

39-B
File #20-1487

Karen Johnson Davidson County
Batch# 489409 DEEDWARR
10/05/2020 11:44:13 AM 2 pgs
Fees: $13.00 Taxes: $1,542.90

20201005-0114876

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine W. Rainey and Jack D. Rainey, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greg Halvorson, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. A on the Plan of 6212 California Townhomes having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140424-0034588, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine W. Rainey and Jack D. Rainey, wife and husband by deed from H.R. Properties of Tennessee, dated July 16, 2015, of record in Inst. No. 20150619-0058994, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6212 A California Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Greg Halvorson
6212 A California Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
091-02-0J-001.00

WITNESS THE EXECUTION HEREOF this 25th day of September, 2020.

Katherine W. Rainey

Jack D. Rainey

State of Tennessee)
County of Davidson)

On this 25th day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Katherine W. Rainey and Jack D. Rainey, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 417,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of September, 2020.

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY