WARRANTY DEED

Karen Johnson Davidson County
Batch# 492099 DEEDWARR
10/08/2020 01:31:42 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20201008-0117202

R-CBB-20-1027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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)
Melinda Lee Rathjen	new owner	
(NAME)	(NAME)	**083-05-0G-022.00-CO**
1027 Maxwell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MICHAEL S. DEAN, MARRIED AND DEREK J. DEAN AND KIMBERLY DEMENT DEAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELINDA LEE RATHJEN, AN UNMARRIED WOMAN,** 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 Unit 1027 of The Bailey @ Maxwell, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108020, amended in Instrument Nos. 20161205-0127325, 20170426-0041064 and 20171212-0126734, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael S. Dean, married, and Derek J. Dean, and wife Kimberly Dement Dean, as tenants in common with rights of survivorship by Quitclaim deed from Michael S. Dean, married, and Derek J. Dean, a single man, as tenants in common with rights of survivorship of record in Instrument No. 20200511-0048827 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on May 11, 2020.

The above-described property is not the primary or marital residence of grantor Michael S. Dean.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 7900, Page 194, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20161130-0125781 amended in Instrument No. 20161011-0107251 and Instrument Number 20150917-0094668, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150928-0098248 and 20161012-0108020 amended in Instrument No. 20161205-0127325, Instrument No. 20170426-0041064, Instrument No. 20171212-0126734, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20171127-0120864, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150622-0059578, in the Register's Office for Davidson County, Tennessee.
- Ordinance No. 58-287, Closing Alley No. 1007 of record in Book 4522, Page 475, in the Register's Office for Davidson County, Tennessee.
- Ordinance No. 71-1403, Closing, Vacating & Voiding P/O Alley No's. 1001 and 1007
- Easement Agreement of record in Instrument Number 20150707-0065711, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4522, Page 478, 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: **1027 Maxwell Avenue, Nashville, Tennessee 37206**.

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 5th DAY OF OCTOBER, 2020.

Michael S. Dean

Derek J. Dean

Kimberly Dement Dean

STATE OF ~~TENNESSEE~~ Colorado BW
COUNTY OF ~~DAVIDSON~~ Jefferson BW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S. DEAN, 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 5th of October, 2020.

Notary Public
My Commission Expires: 6/18/2021
(SEAL)

BRENT WILKINSON
NOTARY PUBLIC
Notary ID: 20014018884
STATE OF COLORADO
My Commission Expires 06/18/2021

STATE OF ~~TENNESSEE~~ Colorado BW
COUNTY OF ~~DAVIDSON~~ Jefferson BW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK J. DEAN, 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 5th of October, 2020.

Notary Public
My Commission Expires: 6/18/2021
(SEAL)

BRENT WILKINSON
NOTARY PUBLIC
Notary ID: 20014018884
STATE OF COLORADO
My Commission Expires 06/18/2021

STATE OF ~~TENNESSEE~~ Colorado BW
COUNTY OF ~~DAVIDSON~~ Jefferson BW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY DEMENT DEAN, 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 5th of October, 2020.

Notary Public
My Commission Expires: 6/18/2021
(SEAL)

BRENT WILKINSON
NOTARY PUBLIC
Notary ID: 20014018884
STATE OF COLORADO
My Commission Expires 06/18/2021

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