WARRANTY DEED

Karen Johnson Davidson County
Batch# 494464 DEEDWARR
10/14/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20201014-0119104

LL# 9684-20
A-RR-20-241

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2.2.2021 (AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON 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)
Matthew Wright and Ian Ratliff	**New Owner**	
(NAME)	(NAME)	**043-05-0-200.00**
5065 Cainsville Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(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, **DYLAN WILLIAMS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW WRIGHT AND IAN RATLIFF, AS TENANTS IN COMMON,** 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 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.

Being the same property conveyed to Dylan Williams by Warranty deed from Benny R. Rigby, Jr. and wife, Susan N. Rigby of record in Instrument No. 20200818-0092804 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 18, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

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

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 13 DAY OF OCTOBER, 2020.

Dylan Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DYLAN WILLIAMS, 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 13th of October, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12-2-23

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY