WARRANTY DEED

Karen Johnson Davidson County
Batch# 516621 DEEDWARR
11/13/2020 01:24:43 PM 2 pgs
Fees: $13.00 Taxes: $671.55

20201113-0134364

A-DW-20-3016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2021

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)
Offer Tennessee LLC	**New Owner**	
(NAME) **3016 High Rigger Dr.**	(NAME) 468 Plantation Blvd	**150 02 0 274.00**
(ADDRESS) **Nashville, TN 37217**	(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, **MICHAEL D. GIDEON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OFFER TENNESSEE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 97 on the Revised, Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael D. Gideon, by Warranty Deed from Brown Taylor and wife, Sammie Taylor, of record in Book 9527, Page 948, in the Register's Office of Davidson County, Tennessee, dated November 22, 1994 and recorded on November 23, 1994.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised, Section Two, Harbor Gate, as recorded in Plat Book 6250, Page(s) 33.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6366, Page 494.
- Easement for Right of Way, recorded in Book 2242, Page 247; Book 2292, Page 54 and Book 2875, Page 299.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5300, Page 909 and Book 5904, Page 79.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3016 High Rigger Dr., Nashville, Tennessee 37217**.

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 10 DAY OF NOVEMBER, 2020.

Michael D. Gideon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the unders gned, a Notary Public in and for said County and State, MICHAEL D. GIDEON, 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 10th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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