Karen Johnson Davidson County
Batch# 521040 DEEDWARR
11/25/2020 10:01:04 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20201125-0138278

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Affiant

Subscribed and sworn to before me, this 10th day of November, 2020.

Notary Public

My commission expires: 9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Aston Rhoden and Tara Rhoden	Truist Bank	**135-10-0E-063.00-CO**
1134 Ransom Way	1600 RiverEdge Pkwy #500	
Nashville, TN 37217	Atlanta GA 30328	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael J. Seiler, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Aston Rhoden and Tara Rhoden, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 63, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, and further amended in Instrument 20150619-0058800, of recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Michael J. Seiler, a single man by Warranty deed from R.J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20151105-0112756 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on November 05, 2015.

This is improved property known as **1134 Ransom Way, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of November, 2020.

Michael J. Seiler

STATE OF Tennessee
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael J. Seiler, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of November, 2020.

Tasia Parker
Notary Public
My Commission Expires: 12/05/2024

TASIA PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

SolomonParks File No. 20-000472-529