WARRANTY DEED

Karen Johnson Davidson County
Batch# 543443 DEEDWARR
12/29/2020 02:51:43 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20201229-0154394

A-SB-OTL-20-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)	(NAME)	**043 11 0 135.00**
468 Plantation Blvd		
(ADDRESS)	(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, **KEVIN WILCHER, 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 the 11th, formerly 19th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record, described as follows:

Beginning on the Westerly margin of Myatt Drive at the Southeast corner of property conveyed to Arnie Mack Swift by Deed from John W. Anderson and wife, of record in Book 1861, Page 586, Register's Office for said County, said point being 297 feet, more or less, South of the Southerly margin of Dupont Avenue, thence with said Drive Southwardly 50 feet to the corner of Lots Nos, 15 and 16; thence with the line between said two lots, Westwardly 150 feet to the common corner of Lots Nos. 15, 16, 85 and 86; thence with the line between Lots 16 and 85, Northwardly 50 feet to the Southwest corner of said Swift property; thence with the Southerly line of same, Eastwardly 150 feet to the beginning.

LESS AND EXCEPT that part of the property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed in Book 4357, Page 589 and being more particularly described as follows:

BEGINNING at a point in the present Westerly right-of-way line of Myatt Drive, at the Southeast corner of the Weimar Lands; thence Westerly along the Southerly line of the Weimar Lands, 11.35 feet to the new proposed Westerly right-of-way line of Myatt Drive; thence Northerly along the new proposed right-of-way line of Myatt Drive, 50 feet to a point in the Northerly property line of the Weimar Lands; thence Easterly along the Northerly property line of the Weimar Lands 13.36 feet to Weimar's Northeast corner, the same being in the present Westerly right-of-way line of Myatt Drive; thence Southerly along the present right-of-way line of Myatt Drive, 50 feet to the point of beginning and containing 618 square feet.

Being the same property conveyed to Kevin Wilcher and Kristie Wilcher, by Warranty Deed from Richard Kidd, of record in Instrument No. 20140128-0007677, in the Register's Office of Davidson County, Tennessee, dated January 27, 2014 and recorded on January 28, 2014.

Being the same property conveyed to Kevin Wilcher, by Quitclaim Deed from Marital Dissolution Agreement being part of a Final Decree of Divorce entered by the Chancery Court of Cheatham County, Tennessee in the cause of Kevin Wilcher vs Kristie Wilcher, Docket No. 17756. , of record in Instrument No. 20190819-0082717, in the Register's Office of Davidson County, Tennessee, dated August 15, 2019 and recorded on August 19, 2019.

This conveyance is subject to:
- 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 **unimproved** property known as: **116 Myatt Dr, 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 22nd DAY OF DECEMBER, 2020.

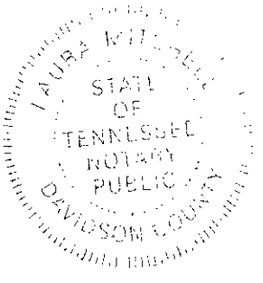
Kevin Wilcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN WILCHER, 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 22nd of December, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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