Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 575907 DEEDWARR
02/23/2021 02:18:42 PM 2 pgs
Fees: $13.00 Taxes: $1,250.23

20210223-0022281

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-11646

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grayson LeMaster Ruhl (NAME)	New Owner (NAME)	133-6-189
215 Wheeler Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Waugh Real Estate Services, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grayson LeMaster Ruhl, unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots Nos, 60, 61, 62, 63 and 64, on the Map of JG. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanehard and Parrish, Surveyors, in April, 1939, as follows:

Beginning at a point in the southerly margin of Wheeler Avenue, said beginning point being 17 1/2 feet west of the northeast corner of Lot No. 64; thence southwardly 200 feet to a point; thence westwardly 90 feet to a point; thence northwardly 200 feet to the southerly margin of Wheeler Avenue; thence with the southerly margin of said Avenue, eastwardly 90 feet to the point of beginning.

Being the same property conveyed to Waugh Real Estate Service, LLC by Deed dated November 27, 2019 from Brian A. Waugh, a married person, Troy A. Waugh, a married person, recorded December 16, 2019, in Instrument Number 20191216-0129126. in the Register's Office for Davidson County, Tennessee.

See also previous deed, dated May 10, 2019 and recorded May 14, 2019 in Instrument Number 20190514-0045100, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 215 Wheeler Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12th day of February, 2021.

Waugh Real Estate Services, LLC, a Tennessee Limited Liability Company

By: _____
Troy A. Waugh, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Troy A. Waugh, Chief Manager of Waugh Real Estate Services, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of February, 2021.

_____ My Commission Expires: 3/21/22
Notary Public

MICHAEL T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066