WARRANTY DEED

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Bill Garrett Davidson County
Batch# 40851 DEEDWARR
12/22/2017 12:17:25 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20171222-0130628

J-WPI-17-4714-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/21/18

(AFFIX SEAL)

KIM S. WANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

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)
Dudley Venable and Terri Venable	**New Owner**	
(NAME) **4714 Tanglewood Drive**	(NAME) same	**61-4-122.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **DECADIE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUDLEY S. VENABLE, JR. AND TERESA M. VENABLE, HISBAND AND WIFE,** 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. 21 on the Plan of Mrs. McGaughey's Subdivision as part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by L. D. Justice, Surveyor, July 1, 1944, as follows:

Beginning on the easterly margin of Tanglewood Drive 250 feet south of the southerly margin of Haysboro Avenue, being the corner of Lot Nos. 20 and 21; thence with the line between said two lots, eastwardly 295 feet; thence southwardly 100 feet to the corner of Lot Nos. 21 and 22; thence with the line between said two lots, westwardly 305 feet to the easterly margin of Tanglewood Drive; thence with said Drive, northwardly passing a concrete monument at 67 feet, in all 100 feet to the beginning.

Being the same property conveyed to Decadie, LLC, by Warranty Deed from Amanda Dean as Successor Trustee of The Tanglewood Drive Trust, recorded March 28, 2017 in Instrument No. 20170328-0030009 and further being the same property conveyed to Trey Cain, Trustee of the Tanglewood Drive Trust, by Warranty Deed from Marcus Black and wife, Jackie Black, recorded November 23, 2016 in Instrument No. 20161123-0123625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Subject to 2018 County property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4714 Tanglewood Drive, Nashville, Tennessee 37216**.

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 18th DAY OF DECEMBER, 2017.

Decadie, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DECADIE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of December, 2017.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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