WARRANTY DEED

Bill Garrett Davidson County
Batch# 126224 DEEDWARR
08/07/2018 03:42:51 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20180807-0077805

O-KW-18-8216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 1/6/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Britany Mallory	**New Owner**	
(NAME)	(NAME)	
8216 Persia Way		**172-12-0D-485.00-CO**
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNDA RAGSDALE BERRETTA, UNMARRIED AND JONATHAN ANDREW BERRETTA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITANY MALLORY,** 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. 531 on the Plan of Town Center Homes at Lenox Village, Section III of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynda Ragsdale, unmarried by Warranty deed from David Mitchell Gibson and Brittney Mann Gibson fka Brittney Mann of record in Instrument No. 20090729-0071038 Register's Office for Davidson County, Tennessee, dated July 17, 2009 and recorded on July 29, 2009. The said Lynda Ragsdale having since married and divorced and is now known as Lynda Ragsdale Berretta.

NOTE: JONATHAN ANDREW BERRETTA JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20060118-0006550, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument Number 20040526-0062220, as corrected in Instrument No. 20050113-0005133, Instrument Number 20050324-0032209, Instrument Number 20050815-0096405, Instrument No. 20060120-0007913, Instrument Number 20060120-0007914, Instrument of Correction recorded in Instrument No. 20060221-0020352 and in Instrument No. 20060309-0027423, Instrument No. 20060321-0032382 and Instrument Number 20060321-0032383, Register's Office for Davidson County, Tennessee;
- Charter of Homeowners Association of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument Number 20051221-0152802, in the Register's Office for Davidson County, Tennessee;
- Right of Ingress or Egress of record in Book 5332, Page 155 and Book 3399, Page 425, in the Register's Office for Davidson County, Tennessee;
- Easement for Ingress, Egress and Waterline of record in Book 5334, Page 866, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8216 Persia Way, Nashville, Tennessee 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 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 3rd DAY OF AUGUST, 2018.

Lynda Ragsdale Berretta

Jonathan Andrew Berretta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDA RAGSDALE BERRETTA, 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 3rd of August, 2018.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ANDREW BERRETTA, 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 3rd of August, 2018.

Notary Public
My Commission Expires:
(SEAL)

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

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