WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155912 **DEEDWARR**
11/01/2018 03:56:38 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20181101-0108532

B-WR-18-1385

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Narcisco S. Lee and Alfreda M. Lee	**Carrington Mortgage Services, LLC**	
(NAME)	(NAME)	
1385 Laboldi Ave	**1600 South Douglass Rd**	**032-15-0-051.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Anaheim, CA 92806**	
(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, **JOHNNY BARBOUR, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NARCISCO S. LEE AND ALFREDA M. LEE,** 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. 9 on the Plan of Section Two, Grande Villa of record in Plat Book 4675, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 145 feet on the Northwesterly margin of La Boldi Avenue and runs back 449 feet on the Northeasterly line and 382.2 feet on the Southwesterly line to a rear line, measuring 159.65 feet thereon.

Being the same property conveyed to Johnny Barbour, Jr by Warranty deed from Henry A. Belin, Jr., and wife, Lucinda J. Belin of record in Instrument No. 20021022-0129600 Register's Office for Davidson County, Tennessee, dated October 18, 2002 and recorded on October 22, 2002.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 158, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1385 Laboldi Ave, Nashville, Tennessee 37207**.

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 30th DAY OF OCTOBER, 2018.

Johnny Barbour, Jr. by Paul Hinman, Attorney in Fact

Clara M. Barbour by Paul Hinman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHNNY BARBOUR, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JOHNNY BARBOUR, JR..

Witness my hand and official seal, this the 30th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLARA M. BARBOUR, and who acknowledged he/she/they executed the same as the free act and deed of the said CLARA M. BARBOUR.

Witness my hand and official seal, this the 30th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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