RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811143

Karen Y Johnson Davidson County
Batch# 156433 DEEDWARR
11/02/2018 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20181102-0109004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven H Ludlam and Sara R. Ludlam 5105 Nevada Avenue Nashville, TN 37209	New Owner	091 15 0 385.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JULIE DENNIE, MARRIED, FORMERLY KNOWN AS JULIE LIBARDI**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEVEN H. LUDLAM, AS TO A 25% UNDIVIDED INTEREST, AND SARA R. LUDLAM, AS TO A 75% UNDIVIDED INTEREST, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being a part of Block No. 16 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which referece is hereby made for a more complete and accurate description.

Said part of Block No. 16 fronts 40 feet on the southerly side of Nevada Avenue formerly 3rd Avenue and runs back between parallel lines, parallel with 120 feet west of the westerly margin of 51st Avenue, North, 150 feet to an alley.

Being the same property conveyed to Julie Libardi, a single woman, by Warranty Deed from The Libardi Family Trust, David A. Libardi and Patricia M. Libardi, Trustees, dated March 13, 2014 and recorded at Instrument No. 20140314-0021564, Register's Office for Davidson County, Tennessee. Julie Libardi is married to Geoff Dennie and known as Julie Dennie. Geoff Dennie hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

This conveyance is made subject to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of November, 2018.

JULIE DENNIE

GEOFF DENNIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Julie Dennie and Geoff Dennie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of November, ~~2018~~,

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Notary Signature

