WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/22

(AFFIX SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-VRES-19-759

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)
Justin W. Ponzetti	Gardener Financial Services LTD dba Legacy Mutual Mortgage	
(NAME)	(NAME)	
759 Harpeth Knoll Road	3503 Pae Sanos Pkwy	**142-14-0-089.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78231	
(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, **PATRICIA LYNN MCLARTY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN W. PONZETTI, UNMARRIED MAN,** 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. 228 on the Plan of Harpeth Valley Park, Section II of record in Plat Book 3700, Page 129, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 228 fronts 100 feet on the Southerly side of Harpeth Knoll Road and runs back 214.5 feet on the Easterly line and 187.5 feet on the Westerly line, to a dead line in the rear on which it measures 72.9 feet.

Being the same property conveyed to Patricia Lynn McLarty, a single woman by Warranty Deed from Margaret A. Wilbanks, Trustee of the Mary Ann Saber Living Trust of record in Instrument No. 20180731-0074479 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 31, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3700, Page 129, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4148, Page 696, Book 4226, page 825, Book 5051, page 92, Book 5197, page 123 and Book 5228, page 718, in the 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: **759 Harpeth Knoll Road, Nashville, Tennessee 37221**.

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.

Karen Johnson Davidson County
Batch# 196291 DEEDWARR
02/19/2019 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20190219-0014753

Witness my/our hand(s) this the 15th DAY OF FEBRUARY, 2019.

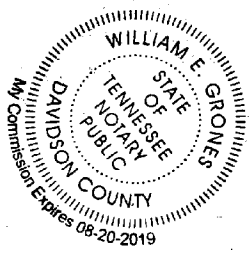
Patricia Lynn McLarty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA LYNN MCLARTY, 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 15th of February, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires