THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: ~~$329,900.00~~ $334,800.00

Affiant

Subscribed and sworn to before me, this 11th day of March 2019.

Notary Public

My Commission Expires: 7/6/20

STATE OF TENNESSEE NOTARY PUBLIC DANA DELWORTH DAVIDSON COUNTY My Commission Expires 07.06.20

Karen Johnson Davidson County
Batch# 205158 **DEEDWARR**
03/13/2019 09:33:10 AM 2 pgs
Fees: $13.00 Taxes: $1,238.76

20190313-0022920

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth & Justin Harder 1337 Westvale Drive Nashville, TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-683.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL LYNN WALLACE AND ALLYSON PAIGE WALLACE, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JUSTIN HARDER AND ELIZABETH HARDER, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 584, as shown on the map entitled Final Plat, Parkview at Riverwalk, Phase 2, Revised Lot 584, of record as Instrument No. 20100422-0030539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL LYNN WALLACE AND WIFE, ALLYSON PAIGE WALLACE, by deed from NORFOLK HOMES OF NASHVILLE, INC, A MICHIGAN CORPORATION, of record in Instrument No. 20100701-0051464, dated June 29, 2010, said Register's Office.

This is improved property commonly known as: **1337 Westvale Drive Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-RU-19-1337

IN WITNESS WHEREOF, Grantors have executed this instrument on this 11 day of March, 2019.

Michael Lynn Wallace

MICHAEL LYNN WALLACE

Allyson Paige Wallace

ALLYSON PAIGE WALLACE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL LYNN WALLACE AND ALLYSON PAIGE WALLACE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of March, 2019

MONTGOMERY COUNTY
ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 10/14/19