Karen Johnson Davidson County Batch# 206410 DEEDWARR 03/15/2019 12:07:30 PM 3 pgs Fees: $18.00 Taxes: $1,147.00 20190315-0023889	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$310,000.00** Affiant Subscribed and sworn to before me, this the 14th day of March, 2019. Notary Public My commission expires: 1/3/23 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LESLIE GARSIDE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dana Ruzicka and Mark Embler	**NEW OWNER**	**096 11 0 078.00**
613 Templewood Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lacy Delon and Rachael Kallie Delon, wife and wife, as Joint Tenants

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dana Ruzicka and Mark Embler, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 618, as shown on the map entitled Cloverhill, Section VIII, of record in Plat Book 2331, Pages 10 and 11, 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 LACY DELON AND RACHAEL KALLIE DELON, WIFE AND WIFE AS JOINT TENANTS, by deed from JOHN W. PAYNE AND WIFE, MAE E. PAYNE, AS CO-TRUSTEES OF EACH OF THE JOHN W. PAYNE TRUST DATED NOVEMBER 29, 2011 AND THE MAYE E. PAYNE TRUST DATED NOVEMBER 29, 2011, of record in Instrument No. 20170407-0034318, dated April 6, 2017, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 613 Templewood Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14th day of March, 2019.

Lacy Delon

Rachael Kallie Delon

State of Tennessee)

County of Davidson)

On this 14th day of March, 2019, before me personally appeared, Lacy Delon and Rachael Kallie Delon, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

