WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

W-ELAM-19-4712

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)
Claudia E. Valencia	Same	133-14-
(NAME)	(NAME)	
4712 Abbay Drive		0-024
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RAYMOND EDWARD TARKINGTON, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDIA E. VALENCIA,** Single, 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 6, on the Plan of Abbay Hall Subdivision of record in Plat Book 2331, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raymond Edward Tarkington, Jr., married, by Warranty Deed from Carey Michael High Jr. and Christina Marie High Kemmis and Marilyn Sandra high League and Larry McGee High and George Terry High and Sharon Kaye High Dodson, of record in Instrument No. 20051103-0133069, in the Register's Office of Davidson County, Tennessee, dated November 02, 2005 and recorded on November 03, 2005.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBAY HALL, as recorded in Plat Book 2331, Page(s) 18, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7780, Page 808, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2345, Page 514 and in Book 2393, Page 627, 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: 4712 Abbay Drive, Nashville, Tennessee 37211.

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# 232194 DEEDWARR
05/20/2019 12:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190520-0047323

Witness my/our hand(s) this the 26th DAY OF APRIL, 2019.

Raymond Edward Tarkington, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND EDWARD TARKINGTON, JR., 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 26th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19