This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brandon Michael Beard
Kelsy Rae Beard
1736 Sprucedale Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 237798 **DEEDWARR**
06/03/2019 02:48:29 PM 2 pgs
Fees: $13.00 Taxes: $732.60



20190603-0052692

SEND TAX BILL TO:
Legacy Home Loans, LLC
4004 Hillsboro Pike, Ste 216B
Nashville, TN 37215

MAP/PARCEL 175-02-0E-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christina M. Lenning, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kelsy Rae Beard and Brandon Michael Beard, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 3101, on the plan of Old Hickory Commons, Section Four, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20170815-0083582, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Christina M. Lenning, unmarried woman by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20180323-0027712 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 23, 2018.

This is improved property known as: **1736 Sprucedale Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30th day of May, 2019.

WITNESS MY HAND on this the 30th day of May, 2019

Christina M. Lenning
Christina M. Lenning

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christina M. Lenning,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of May, 2019.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $198,000.00.

Andy Wilson
AFFIANT

Subscribed and sworn to before me this the 30th day of May, 2019.

Beverly J. Heatherly
NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190245