WARRANTY DEED

Karen Johnson Davidson County
Batch# 253831 DEEDWARR
07/08/2019 03:06:55 PM 2 pgs
Fees: $13.00 Taxes: $381.10

20190708-0066370

A-BD-19-4803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
1242 Property Solutions, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**134-13-0-047.00**
PO Box 158664		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **AMANDA K. BRIDGES, MARRIED AND LONNIE ANNES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being lot No. 125 on the Plan of Kenilworth Estates, Section 1, as of record in Book 2900, pages 105 and 106, Register's Office for said County described as follows:

Beginning on the Westerly margin of Lexington Drive at the corner of lots Nos. 124 and 125; thence with the line between said two lots Westwardly 96.6 feet to the corner of lots Nos. 123, 124, 125; thence with the line between lots Nos. 123 and 125 Southwesterly 49.5 feet to the corner of lots Nos. 123, 125 and 127; thence with the line between lots Nos. 125 and 127 Southeastwardly 55 feet to the corner of lots Nos. 125, 126 and 127; thence with the line between lots Nos. 125 and 126 Eastwardly 90 feet to the Westerly margin of Lexington Drive; thence with the same Northerly 73.4 feet to the beginning.

Being the same property conveyed to Alonzo H. Annes and wife, Opal J. Annes by Warranty deed from Alford Ray Welch and wife, Heien D. Welch of record in Book 4021, page 684, Register's Office for Davidson County, Tennessee, dated May 15, 1966 and recorded on May 31, 1966.

Said Opal J. Annes having since died on December 3rd, 1987 leaving Alonzo H. Annes as sole surviving tenant by the entirety.

Said Alonzo H. Annes having since died on October 7, 2003 leaving Leland D. Annes as his heir-at-law as evidenced by Affidavits of Heirship recorded in Instrument Numbers 20190702-0064158 and 20190708-0066369, Register's Office for Davidson County, Tennessee.

The said Leland D. Annes having since died on January 27th, 2010 leaving Amanda K. Bridges and Lonnie Annes as his heirs-at-law as evidenced by Affidavits of Heirship recorded in Instrument Numbers 20190702-0064158 and 20190708-0066369, Register's Office for Davidson County, Tennessee.

****Derrick Bridges joins in this conveyance to convey any marital interest he may have in the subject property.**

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3103, Page 610, in the Register's Office for Davidson County, Tennessee.
- ROW of Lexington Drive.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4803 Lexington Dr., 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.

Witness my/our hand(s) this the 3 DAY OF JULY, 2019.

Amanda K. Bridges

Derrick Bridges

Lonnie Annes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA K. BRIDGES, 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 3rd of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK BRIDGES, 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 3rd of July, 2019.

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LONNIE ANNES, 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 3rd of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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