WARRANTY DEED

Karen Johnson Davidson County
Batch# 272784 DEEDWARR
08/16/2019 02:14:22 PM 2 pgs
Fees: $13.00 Taxes: $2,182.63

20190816-0082323

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $589,900.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2019.

Notary Public
My Commission expires: 3/7/23
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erik C. Lybeck	new owners	115-10-0-077.00
6346 Torrington Road		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy Sweet, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erik C. Lybeck and Laura B. Lybeck, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of West Meade Estates, Section 1, of record in Book 2663, page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jody Alan Sweet and wife, Nancy Sweet, by deed from Steven P. Jeffords and wife, Nina B. Jeffords, on July 25, 2003, of record in Instrument Number 20030814-0117253, Register's Office for Davidson County, Tennessee. And further conveyed to Nancy Sweet by Quitclaim Deed from Jody A. Sweet on August 8, 2016 of record in Instrument Number 20160825-0089210, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2663, page 110, Register's Office Davidson County, Tennessee.

This is improved property known as: **6346 Torrington Road, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RP-19-6346

WITNESS our hands this August 15, 2019.

Nancy Sweet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy Sweet** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY