(1)

Name and Address of New Owner:
Molly Elizabeth Rooney
603 South 20th Street
Nashville, TN 37206

Send Tax Bills To:
Bank of America
P. O. Box 650070
Dallas, TX 75265-0070

Karen Johnson Davidson County
Batch# 275029 DEEDWARR
08/22/2019 09:30:01 AM 2 pgs
Fees: $13.00 Taxes: $2,478.63
20190822-0084372

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 094-02-0-212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teddyb Homes, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Molly Elizabeth Rooney, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee and described as follows: Being the southerly 68 feet of the northerly 150 feet of Lot No. 15 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee,

Said part of Lot No. 15 fronts 68 feet on the easterly side of South 20th Street, and runs back between parallel lines, measuring 50 feet with the northerly margin of an alley to a dead line in the rear measuring 68 feet.

Being the same property conveyed to TeddyB Homes, LLC , by Quitclaim Deed from Sandra Hale, dated March 21, 2017, of Record in Instrument Number 20170324-0028836, Register's Office for Davidson County, Tennessee.

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

Taxes and assessments for 2019 and subsequent years; All matters as shown on the plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 603 South 20th Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2019.

Teddyb Homes, LLC, a Tennessee Limited Liability Company

By: Sandra Hale (SEAL)
Sandra Hale, Authorized Member

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

Before me, Julie Coone of the state and county mentioned, personally appeared Sandra Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Teddyb Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Sandra Hale as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in ~~the aforesaid~~ Williamson, this 20th day of August, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Julie Coone
Notary Signature

Printed Name: Julie Coone

My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~RUTHERFORD~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $669,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of August, 2019.

Georgette R Kennedy
Notary Public
My commission expires: 03-08-21
File No. 2019-244

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY