Karen Johnson Davidson County
Batch# 299996 DEEDWARR
10/11/2019 02:56:39 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20191011-0104602

This instrument prepared by:
Martha Brooke Perry, Attorney
**Balthrop, Perry, & Noe, PLLC**
102 Boyd St, PO Box 82
Ashland City, TN 37015

Victoria Jordan

TO: Hayley D. Terndrup &
William W. Terndrup
510 Leeanne Dr.
Nashville, TN 37211

MAP & PARCEL:
147-11-0-057.00

SEND TAX BILLS TO: SAME

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**WARRANTY DEED**

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For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Victoria Jordan, Grantor herein; have bargained and sold and by these presents do convey unto Hayley D. Terndrup and William W. Terndrup, wife and husband, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Whispering Hills, Section II-C of record in Book 2663, Page 67, Register's Office for said County, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Victoria J. Rowlett, unmarried, from Harmon Roy Williams, Jr., Tammy Lynn Wilkins and Linda Futrell by Warranty Deed dated April 30, 2003 and recorded May 16, 2003 of record as Instrument No. 20030516-0067030, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Whispering Hills, Section II-C of record in Book 2663, pages 66-67, Register's Office of Davidson County, Tennessee; Easement referenced in the Restrictive Covenants for Whispering Hills, Section II-C of record in Book 2797, page 483, said Register's Office; and all other matters of record.
>
> This is improved property known as 510 Leeanne Drive, Nashville, TN 37211 and this is the same description as the prior deed of record.
>
> Victoria Jordan is one and the same as Victoria J. Rowlett.
>
> James Jordan joins in instrument to convey any marital interest he may have in the property.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-510

IN WITNESS WHEREOF, we have hereunto set our hands, this the 9th day of October, 2019.

Victoria Jordan

James Jordan

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Victoria Jordan, and husband, James Jordan the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 9th day of October, 2019.

NOTARY PUBLIC

MARTHA COOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Affiant

SWORN to and subscribed before me,

this the 9th day of October, 2019.

NOTARY PUBLIC

My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021