Karen Johnson Davidson County
Batch# 318747 DEEDWARR
11/25/2019 08:38:20 AM 2 pgs
Fees: $13.00 Taxes: $960.15
20191125-0121212

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Capital City Title Services, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Christian P. Lyhus 2321 Dennywood Drive Nashville, TN 37214	Christian P. Lyhus C/O Century Lending Company 9931 Corporate Campus Dr. Suite 1200 Louisville, KY 40223	084-11-0-127.00

WARRANTY DEED

THIS INDENTURE, made this 19th day of November, 2019 between **BENJAMIN RIGBY,** unmarried, resident of Sumner County, Tennessee ("Grantor") and **JADE AMBER PARENTE**, a single woman, and **CHRISTIAN PATRICK LYHUS**, as tenants in common with right of survivorship, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of a Subdivision of C.R. Quarles Land, Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Benjamin Rigby, a single man, by Warranty Deed from Aaron M. Mrozik, a married man, and Elisheba Israel Mrozik, his wife, of record in Instrument No. 20180315-0024779 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 15, 2018.

BEING also known as 2321 Dennywood Drive Nashville, Tennessee 37214.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

BENJAMIN RIGBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, BENJAMIN RIGBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee this 19th of November, 2019

Notary Public
My commission expires: 2/2/20

TROY D. BROWN
TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$259,500.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 19 day of November, 2019.

Notary Public
My commission expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY