Karen Johnson Davidson County
Batch# 346373 DEEDWARR
01/22/2020 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20200122-0008059

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Julie Bing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

R-BMR-19-7117

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)
Kaitlin Littman Andrews and William Nelson Andrews	LEGACY MUTUAL MORTGAGE	
(NAME)	(NAME)	**155-10-0B-034.00-CO**
7117 Natchez Pointe Place	3503 PASSANOS PKWY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAN ANTONIO, TX 78231	
(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, **KYLENE LEE AND PHILIP LEE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAITLIN LITTMAN ANDREWS AND WILLIAM NELSON ANDREWS, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat of Natchez Pointe of record in Plat at Instrument No. 20080402-0033047, 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 Kylene Lee and Phillip Lee, wife and husband by Special Warranty deed from Dalamar Homes LLC, a Tennessee limited liability company of record in Instrument No. 20180522-0048855 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 22, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument No. 20080402-0033047, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20080128-0008610 and Instrument No. 20180521-0048617, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20080128-0008611, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070226-0023092, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20070226-0023127, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 6471, Page 897 and Instrument No. 20000331-0032265, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4150, Page 109, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7117 Natchez Pointe Place, Nashville, Tennessee 37221**.

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 17th DAY OF JANUARY, 2020.

Kylene Lee

Philip Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLENE LEE, 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 17th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP LEE, 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 17th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022