WARRANTY DEED

Karen Johnson Davidson County
Batch# 348314 DEEDWARR
01/24/2020 12:34:17 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200124-0008874

Y-BR-19-601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

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)
Michael C. Wyatt	new owner	
(NAME)	(NAME)	**161-10-0B-030.00-CO**
601 Village Trace Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **LESLIE CLAIRE MCCLENNY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL C. WYATT,** 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. 221 on the Plan of Phase Five, Villages of Brentwood of record in Plat Book 6900, Page 896 and amended in Book 8409, Page 810, 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 Leslie Claire McClenny, an unmarried woman by Warranty deed from Heather L. Germain and husband, Jason R. Germain of record in Instrument No. 20130904-0092824 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 04, 2013. Scrivener's Affidavit to correct legal filed of record in Instrument No. 20200102-0000138.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 896, as amended in Book 8409, Page 810, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 7231, Page 789, and Book 7834, Page 676, in the Register's Office for Davidson County, Tennessee.
- By-Laws appended to restrictions of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6158, Page 352, Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593, 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: **601 Village Trace Court, Nashville, Tennessee 37211**.

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 21st DAY OF JANUARY, 2020.

Leslie Claire McClenny

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE CLAIRE MCCLENNY, 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 20 th of January, 2020.

Notary Public
My Commission Expires: January 16, 2023
(SEAL)

CARLY HOLLIS
Notary Public
Alabama State at Large

My Commission Expires
January 16, 2023

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