WARRANTY DEED

Karen Johnson Davidson County
Batch# 360990 DEEDWARR
02/21/2020 09:12:57 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20

20200221-0019269

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tyler Allen Rygmyr and Aaron Noffsinger		072-16-0-191.00
(NAME) 1504 Wayne Drive	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason Lee Ward, Individually and as Executor of the Estate of Virgie Ward** and **Steven David Ward, Individually** tenants in common (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Tyler Allen Rygmyr, a married man, and Aaron Noffsinger, a married man, as Tenants in Common** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

> Lot 65, PART TWO, PORTER HEIGHTS, as shown on plat of record in Plat Book 1424, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to David Ward and Virgie Ward, husband and wife, from James W. Murray and Mary M. Murray, husband and wife, by Warranty Deed dated September 14, 1999, of record in Book 11677, Page 187, Register's Office, Davidson County, Tennessee. David Ward died on July2, 2014, and Virgie Ward died on May 1, 2017, leaving sons Jason Lee Ward and Steven David Ward as devisees as per the Last Will and Testament of Virgie Ward, found in Docket No. 18P259, in the Circuit Court for Davidson County, Tennessee, and recorded as Instrument No. 20191125-0121707, Register's Office, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2019 and subsequent years, a lien not

yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law (collectively, the "**Permitted Exceptions**").

This is improved property located at 1504 Wayne Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 20th day of February, 2020.

GRANTOR:

Jason Lee Ward, Individually

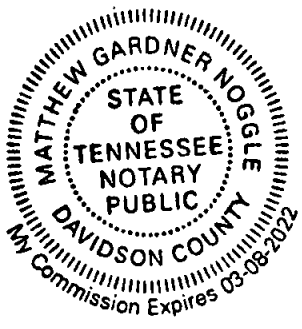
Steven David Ward, Individally

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jason Lee Ward, Individual and Steven David Ward, Individual with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20th day of February, 2020.



Notary Public

My Commission Expires: 3/8/2022

Estate of Virgie Ward

Jason Lee Ward as the Executor of the Estate of Virgie Ward

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jason Lee Ward, Executor of The Estate of Virgie Ward with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20th day of February, 2020.



Notary Public

My Commission Expires: 3/8/2022