Karen Johnson Davidson County
Batch# 385703 DEEDWARR
04/14/2020 02:43:05 PM 2 pgs
Fees: $13.00 Taxes: $980.13
20200414-0039082

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#1817-353

ADDRESS NEW OWNER:
Laura A. Best
816 Dresden Court
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Guaranteed Rate
4410 N Ravenswood
Chicago, IL 60613

Parcel ID:
150-03-0-397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Ward and Sarah Ward, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Laura A. Best, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 353, Section Eight, 2nd Revision, "The Country" as of record in Book 6250, Pages 912 & 913, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael L. Ward and Sarah Ward, married by Deed dated June 7, 2016 from John R. Rudolph and Emma L. Rudolph, married, recorded July 11, 2016, in Instrument Number 20160711-0070400, Register's Office for Davidson County, Tennessee.

This is improved property known as 816 Dresden Court, Antioch, TN 37013. Possession is to be given on April 8, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WITNESS our hands this the 8th day of April 2020.

Michael L. Ward

Sarah Ward

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael L. Ward and Sarah Ward, husband and wife,** the 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 and official seal at office this 8th day of April 2020.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/16/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is **$264,900.00**.

~~AFFIANT~~

Subscribed and sworn to before me on this 8th day of April 2020.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/6/20