WARRANTY DEED

J-BLUE-20-2410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
2410 Lazenby LLC	**New Owner**	
(NAME)	(NAME)	**083-16.0.009.00**
P.O. Box 70750		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **LEIGH ANN BEARD FKA LEIGH ANN ABERNATHY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2410 LAZENBY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

The following described property in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Fortland Park, Section 3, Addition 2, as of record in Book 3106, Page 98, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Lazenby Drive at the corner of Lots Nos. 259 and 260; thence with the line between said two lots, Southerly 174.4 feet; thence South 55 degrees 18 minutes 45 seconds West 74.4 feet; thence North 39 degrees 30 minutes West 159.3 feet to the corner of Lots Nos. 258 and 259; thence with the line between said two lots, Northeasterly 154.7 feet to the Southern margin of Lazenby Drive; thence with the same around a slight curve, Easterly 36.54 feet to the beginning.

Being the same property conveyed to Leigh Ann Abernathy by Quitclaim deed from Donald William Abernathy of record in Book 8057, page 514, Register's Office for Davidson County, Tennessee, dated February 22, 1990 and recorded on March 05, 1990.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 98, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3372, Page 274 and Book 3431, Page 103, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2410 Lazenby Drive, Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch# 400307 **DEEDWARR**
05/14/2020 02:45:16 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200514-0050270

Witness my/our hand(s) this the 8th DAY OF MAY, 2020.

Leigh Ann Beard

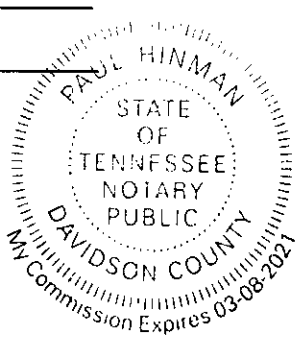
Robert Beard
**The said Robert Beard is conveying any marital inetrest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGH ANN BEARD AND ROBERT BEARD, 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 8th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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