WARRANTY DEED

Karen Johnson Davidson County
Batch# 400324 DEEDWARR
05/14/2020 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $908.35
20200514-0050300

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2020

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2020-0605

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth D. Axelgard, Trustee	New Owner	173-09-0A-063.00
(NAME)	(NAME)	
7631 Leveson Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lynda Judd, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth D. Axelgard, Trustee of Elizabeth D. Axelgard Trust dated April 26, 2013,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 73 on the Plan of Revision Two Resubdivision of Lots 47,48, 72, 73 and 63 through 69 Section Two Lenox Village as of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Lynda Judd, single by Warranty deed from Paul S. Woods and Jacquline L. Woods of record in Instrument No. 20060726-0090345 Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on July 26, 2006.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. All matters shown on the plan of record in Instrument 200704130044640, Register's Office for Davidson County, Tennessee. Master Deed restrictions in Instrument 200203150032825, made applicable in Instrument 200212260158459 and Instrument 200603210032382, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200203150032826, made applicable in Instrument 200212260158458, and Instrument 200603210032383, Register's Office for Davidson County, Tennessee. Charter for HOA in Instrument 200104120045831, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage in Instrument 200109180100849 and instrument 200109180100851, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreements in Instrument 200206280078164, and Instrument 200512130149579 , Register's Office for Davidson County, Tennessee. Easements for sanitary sewer, storm drainage and water mains with appurtenances in Instrument 200109180100850 and Instrument 200109180100852, Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure of record in Instrument Number 20090311-

0022116, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7631 Leveson Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 7th DAY OF May, 2020.

Lynda Judd by Yvette Meldrum her attorney in fact

Lynda Judd by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Lynda Judd, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Lynda Judd, as her free act and deed for the purposes therein contained, said Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 7 day of May, 2020.

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

(SEAL)

True Copy Certification

I, **Jennifer Pennell**, 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.

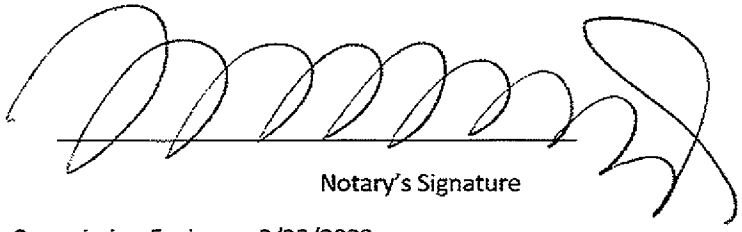


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

