WARRANTY DEED

Karen Johnson Davidson County
Batch# 404282 **DEEDWARR**
05/21/2020 12:52:21 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20200521-0053023

B-KWR-20-1428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 01.08.2024
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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)
Joshua Wallace and Sarah Wallace	New Owner	
(NAME)	(NAME)	**041-03-0A-081.00-CO**
1428 Goodnight Ct		
(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, **CLAYTON WANDISHIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA WALLACE AND SARAH WALLACE, HUSBAND AND WIFE,** 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. 19 on the Plan of Final Plat of Section Two, Vantage Pointe of record in Plat at Instrument No. 20060406-0040015, 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 Clayton M. Wandishin, an unmarried man, Mark Hogg and Marianne Wandishin, husband and wife by Warranty deed from Kimberly Monique Thomas AKA Kimberly Monique Patterson of record in Instrument No. 20150826-0086296 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 26, 2015.

Being the same property conveyed to Clayton M. Wandishin an unmarried man by Quitclaim deed from Clayton M. Wandishin an unmarried man, and Mark Hogg and Marianne Wandishin, husband and wife of record in Instrument No. 20180212-0013986 Register's Office for Davidson County, Tennessee, dated February 06, 2018 and recorded on February 12, 2018.

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 at Instrument No. 20060406-0040015, 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 20031009-0150482, as amended in Instrument No. 20060830-0107227 and Instrument No. 20061002-0121913, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20060830-0107227, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20060829-0106727, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20011102-0119701, 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: **1428 Goodnight Ct, Nashville, Tennessee 37207**.

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 19th DAY OF MAY, 2020.

Clayton Wandishin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON WANDISHIN, 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 19th of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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