Karen Johnson Davidson County
Batch# 406776 DEEDWARR
05/27/2020 02:36:11 PM 2 pgs
Fees: $13.00 Taxes: $880.60
20200527-0054619

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Somers and Jennifer Somers, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lyndsey McClelland, unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Final Plat of Mulberry Downs, Phase I, a Planned Unit Development, of record in Plat Book 7900, pages 84-86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Somers and Jennifer Somers, husband and wife, by deed from Stacy L. Blythe, now known as Stacy L. Waugh, married, dated May 10, 2016 of record in Inst No. 20160516-0048869, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1013 Mulberry Way, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Lyndsey McClelland 1013 Mulberry Way Nashville, TN 37207	new owner	050-03-0B-044.00

WITNESS THE EXECUTION HEREOF this 24th day of April, 2020.

Tyler Somers

Jennifer Somers

State of Tennessee)
County of Davidson)

On this 24th day of April, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Somers and Jennifer Somers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 238,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of April, 2020.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
RUDY TITLE AND ESCROW, LLC

FILE NUMBER YVRES 20 1013

2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212