RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013365

Karen Johnson Davidson County
Batch# 409670 DEEDWARR
06/03/2020 11:26:34 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20200603-0056939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Lakin Singleton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2020.

NOTARY PUBLIC

My commission expires: 6-24-2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baley Bodden 609 Moore Avenue Nashville, TN 37203	Same address as new owner	105-07-0-317.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Thousand and 00/100 Dollars ($460,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES MITCHELL TENPENNY, III, AN UNMARRIED MAN, AND DEBBIE HILLEY TENPENNY, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BALEY BODDEN, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly One-Half of Lot No. 39 on the plan of subdivision of the Moore Property of record in Book 137, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said Part of Lot No. 39 fronts 50 feet on the Southerly side of Moore Avenue and runs back between parallel lines 148 and One-Quarter feet, more or less, to an alley.

Being the same property conveyed to James Mitchell Tenpenny, III, an unmarried man, and Debbie Hilley Tenpenny, an unmarried woman, from Neal Dahlgren and wife, Jennifer Dahlgren, by Warranty Deed dated February 1, 2017 and recorded February 8, 2017 in Instrument #20170208-0013155, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 609 Moore Avenue, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of May, 2020.

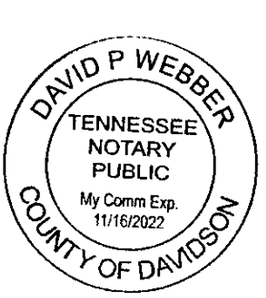
JAMES MITCHELL TENPENNY III

DEBBIE HILLEY TENPENNY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Mitchell Tenpenny III and Debbie Hilley Tenpenny, 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 seal, this the 21st day of May, 2020.



Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22