THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35634-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,400.00 Affiant Subscribed and sworn to before me this 11th day of August, 2020. Notary Public My Commission Expires: 3-13-22

WARRANTY DEED

Address New Owner: Edimary Morales 4806 Lexington Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 13413005700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Ward, married and Graham Ward, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edimary Morales, a single woman** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4806 Lexington Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

Subject property has never served as the marital residence of either Grantor.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 459490 DEEDWARR
08/19/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,018.98
20200819-0093052

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of August, 2020.

Jason Ward

Graham Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Ward and Graham Ward, 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, at office, this 11th day of August, 2020.

Notary Public

My Commission Expires:

10-7-2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Kenilworth Estates, Section Three, as of record in Plat Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason Ward and Graham Ward, tenants in common with right of survivorship, by deed dated October 10, 2019, from Robert Ezell, an unmarried man, of record in Instrument No. 20191015-0105351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 3221, page 445, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY