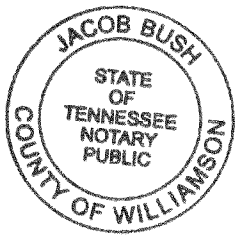
Karen Johnson Davidson County
Batch# 470775 DEEDWARR
09/04/2020 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20200904-0101225

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,900.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2020.

Notary Public

My commission expires: 2/7/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Francisco Rodriguez	Nations Reliable Lending, LLC 4400 Post Oak Pkwy	161-14-0-009-00
15471 Old Hickory Boulevard	Suite 1000	
Nashville, TN 37211	Houston, TX 77027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARED LYND AND KAYLEY LYND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCISCO RODRIGUEZ, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th Civil District of Davidson County, Tennessee described according to a survey made by Steve Draper, August 13, 1962, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, at the northeast corner of the property conveyed to John T. Baugh, Jr., and wife by deed from Elmo Phillips and wife, of record in Book 3430, page 232, Register's Office for said County; thence with the southerly margin of said Boulevard south 81 degree west 225 feet to said Baughs southeast corner; thence with said Baugh's eastern boundary line north 9 degree 195 feet to the beginning, containing 1.01 acres, more or less.

Included but excluded in the above described property is the land described in Book 7859, Page 395.

Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the J.F. Southerland, Jr., and Mary Leaver Southerland property ; thence with said west boundary South 12 degree 25 minutes 00 seconds west 10.580 feet to a point; thence with the proposed south margin of said road (1) north 77 degrees 16 minutes 59 seconds West 32.46 feet (2) with a 11417.16 foot radius curve left and westerly 193.83 feet to a point; thence with the east boundary of the David B. Chadwick and Arlene Chadwick property North 12 degree 24 minutes 59 seconds East 11.25 feet to a point; thence with said existing margin easterly 225 feet more or less to the point of beginning and containing 2415 square feet.

Being a portion of the same property conveyed to Jared Lynd and Kayley Lynd, husband and wife by Warranty deed from Mary Louise C. Driggers, as surviving tenant by the entirety of record in Instrument No. 20160727-0077464 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 27, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 15471 Old Hickory Boulevard, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2020.

Jared Lynd

Kayley Lynd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jared Lynd and Kayley Lynd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2020.

Notary Public

My Commission Expires: 11-6-2023

CAYE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

