Box 14

File 33831-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 501425 DEEDWARR
10/26/2020 09:38:45 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20201026-0123577

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.**

David Y. Ro
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2020.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Y. Ro	**Legacy Mortgage Solutions**	**Map 095-11-0 Parcel 035-00**
2416 Cloverdale Road	**329 Warfield Blvd Suite A**	
Nashville, TN 37214	**Clarksville, TN 37043**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebecca D. West, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Y. Ro, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 13 on the Plan of Merry Oaks, Section IV, of record in Plat Book 2330, Page 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebecca D. West, unmarried, by Warranty Deed dated December 4, 2014 from Ralph Ball and Barbara Ball, individually and as Trustees of The Ralph and Barbara Ball Revocable Living Trust, dated March 11, 2011, of record in Instrument No. 20141205-0111477, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2330, Page 128, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4278, Page 111, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenant for Accessory Apartment of record in Instrument No. 20180924-0094319, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2416 Cloverdale Road, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **22nd** day of **October, 2020.**

Rebecca D. West

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

Personally appeared before me, a Notary Public of said County and State, **Rebecca D. West,** the within named seller, 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 at OAKLAND (city), California, this **22nd** day of **October, 2020.**

Notary Public

GUSTAVO LIBRADO CRUZ
COMM. # 2271190
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
DECEMBER 15, 2022

My Commission Expires: 12/15/2022