WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFF

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

G-SRN-20-219

Karen Johnson Davidson County
Batch# 537630 **DEEDWARR**
12/18/2020 10:53:10 AM 2 pgs
Fees: $13.00 Taxes: $1,256.15

20201218-0150157

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lyle James Parrigin and Micah Steele	New Owner	
(NAME)	(NAME)	**084-15-0-046.00**
219 Dellrose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVE WIDNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYLE JAMES PARRIGIN, UNMARRIED AND MICAH STEELE, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Donelson Meadows of record in Plat Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 102 feet on the easterly margin of Dellrose Drive and extends back 177.6 feet o the northerly line and 105 feet on the southerly line to a broken rear line measuring 138.5 feet thereon.

Being the same property conveyed to Steve Widner and Teala A. Thibodeaux, both unmarried, as joint Tenants with right of Survivorship by Warranty deed from Joseph Michael Martin and wife, Deborah K. Martin of record in Book 9604, page 985, Register's Office for Davidson County, Tennessee, dated February 24, 1995 and recorded on February 28, 1995. Teala A. Thibodeaux now known as Teala A. Thibodeaux now known as Teala A. Widner died April 9, 2016 leaving property to Steve Widner as sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee.
- Restriction of record in Book 412, Page 351, Book 1788, Page 509 and Book 1874, Page 469, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure recorded on August 19, 2013 of record in Instrument Number 20130819-0086558, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **219 Dellrose Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF DECEMBER, 2020.

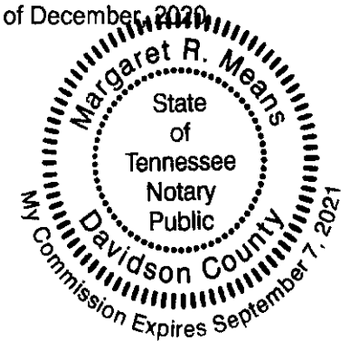
Steve Widner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE WIDNER, the within named bargainor, 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, this the 17th of December, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212