WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

O-SB-BA-20-1406

(AFF

Karen Johnson Davidson County
Batch# 539699 **DEEDWARR**
12/21/2020 03:16:53 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20201221-0151522

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)
Barbara Dea Asbury and Robert Washington Asbury	**New Owner**	
(NAME)	(NAME)	**053-03-0-425.00**
1406 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **LUCRETIA W. WYATT (F/K/A LUCRETIA W. MARTIN) AND RANDALL G. WYATT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA DEA ASBURY AND ROBERT WASHINGTON ASBURY, WIFE AND HUSBAND,** 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. 127 on the Plan of The Final Plat of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucretia W. Martin, an unmarried woman and Joseph E. Whetstone, a married man, tenants in common with right of survivorship by Warranty deed from Woody A. Haley and Catherine M. Haley, husband and wife of record in Instrument No. 20040429-0048493 Register's Office for Davidson County, Tennessee, dated April 23, 2004 and recorded on April 29, 2004. The said Joseph E. Whetstone having since died on December 5, 2004 leaving Lucretia W. Martin as the surviving tenant by the entirety.
The said Lucretia W. Martin having since married and is now known as Lucretia W. Wyatt.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
- Right of Way Easements of record in Book 626, Page 556 and Book 2662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way of Telephone Lines of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Utility Easement with Ingress and Egress for Servicing Easement of record in Book 2024, Page 540, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6179, Page 566, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers andSanitary Sewers of record in Book 6179, Page 562, 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: **1406 Riverside Drive, Old Hickory, Tennessee 37138**.

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 18 DAY OF DECEMBER, 2020.

Lucretia W. Wyatt (f/k/a Lucretia W. Martin)

Randall G. Wyatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCRETIA W. WYATT, 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 18th of December, 2020.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL G. WYATT, 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 18th of December, 2020.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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