WARRANTY DEED

Karen Johnson Davidson County
Batch# 604720 **DEEDWARR**
04/01/2021 09:09:32 AM 2 pgs
Fees: $13.00 Taxes: $3,385.50

20210401-0042855

JM-SB-FC-21-4312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

Melody Campbell
Affiant

HILLARY D SECKMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Hillary D. Seckman
Notary Public

MY COMMISSION EXPIRES: 2-19-2024
(AFFIX SEAL)

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)
Walter Evans Wellborn, Jr.	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	
4312 Glen Eden Dr	**4004 Hillsboro Pike, Ste. 216B**	**116-15-0-033.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(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, **MICHAEL P. NICHOLL AND LISE DESCHENES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALTER EVANS WELLBORN, JR., AN UNMARRIED MAN,** 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. 4 of Block 7 on the Plan of Re-Subdivision Parts Royal Oaks of record in Plat Book 974, Page (s) 4 and 5, 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. 4 fronts 100 feet on the Northeasterly side of Glen Eden Drive and runs back 176 feet 4 inches, more or less, on the Northwesterly line and 176.5 feet, more or less, on the Southeasterly line, along the Northwesterly margin of Royal Oaks Drive, to a dead line in the rear, measuring 100 feet , more or less, thereon.

Being the same property conveyed to Michael P. Nicholl and lise Deschenes, husband and wife by Warranty deed from Shirley Dell Cruser, unmarried of record in Instrument No. 20200930-0112373 Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on September 30, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 974, Page (s) 4 and 5, 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: **4312 Glen Eden Dr, Nashville, Tennessee 37205**.

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 31st DAY OF MARCH, 2021.

Michael P. Nicholl

Lise Deschenes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. NICHOLL, 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 31st of March, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISE DESCHENES, 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 31st of March, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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