WARRANTY DEED

Karen Johnson Davidson County
Batch# 622872 **DEEDWARR**
04/27/2021 09:42:54 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20210427-0055724

G-SB-BR-21-1416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN ROSE EWING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-22-2022

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)
Michael C. Sapp and Debra R. Sapp	**Same as New Owner**	
(NAME)	(NAME)	**105-05-0-053.00**
1412 Villa Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **SYDNEY J. WADE, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL C. SAPP AND DEBRA R. SAPP, HUSBAND AND WIFE,** 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. 12 on the Plan of J. B. Haynies Subdivision of Lot No 40 of the O. B. Hayes Addition to Nashville of record in Plat Book 148, Page 433, 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 Sydney J. Wade (formerly Pernice) by Quitclaim deed from Thomas Charles Pernice, Jr of record in Instrument No. 20160111-0002462 Register's Office for Davidson County, Tennessee, dated December 12, 2015 and recorded on January 11, 2016. Being the same property conveyed to Thomas C. Pernice, Jr and Sydney J. Pernice, husband and wife by Warranty from Bonnie J. Thompson, married of record in Instrument No. 20121206-0112723 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 06, 2012.

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 148, Page 433, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20121227-0119510 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: **1412 Villa Place, Nashville, Tennessee 37212**.

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 21st DAY OF APRIL, 2021.

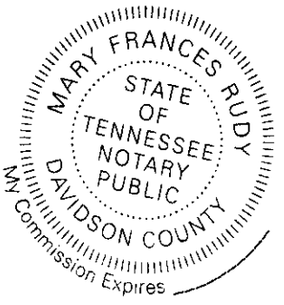
Sydney J. Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYDNEY J. WADE, 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 21st of April, 2021.

Notary Public
My Commission Expires: 1-3-26
(SEAL)



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