WARRANTY DEED

Karen Johnson Davidson County
Batch# 627055 DEEDWARR
04/30/2021 02:58:53 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210430-0058438

JM-SB-MM-21-1010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/6/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2024

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):
Ansley Marie Patton	**Gardner Financial Services LTD dba Legacy Mutual Mortgage**	
(NAME) **1010 Mcmahan Ave**	(NAME) **3503 Paesanos Parkway**	**061-11-0-092.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **San Antonio, TX 78231**	
(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, **ISAAC LYNDE AND CHERIE LYNDE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANSLEY PATTON, A SINGLE WOMAN,** 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. 8 on the Plat of a Resubdivision of Lots Nos. 11 and 17, inclusive, in I.C. McMahan's Maplewood Tract, which is of record in Map Book 547, Page 144, in the Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 8 fronts 50 feet on the Southerly side of McMahan Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Isaac Lynde and Cherie Lynde, husband and wife by Warranty deed from Allen Lewis Cantrell, unmarriec of record in Instrument No. 20201207-0141868 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 07, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 547, Page 144, 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: **1010 Mcmahan Ave, Nashville, Tennessee 37216**.

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 ~~14th~~ 13th DAY OF APRIL, 2021.

Isaac Lynde

Cherie Lynde

STATE OF ~~TENNESSEE~~ DEB Montana
COUNTY OF ~~DAVIDSON~~ DEB Sanders

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISAAC LYNDE, 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 ~~14th~~ 13th of April, 2021.

Danielle E. Brotherton
Notary Public
My Commission Expires: May 24, 2021
(SEAL)

DANIELLE E BROTHERTON
NOTARY PUBLIC for the
State of Montana
Residing at
Thompson Falls, Montana
My Commission Expires
May 24, 2021

STATE OF ~~TENNESSEE~~ DEB Montana
COUNTY OF ~~DAVIDSON~~ DEB Sanders

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERIE LYNDE, 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 ~~14th~~ 13th of April, 2021.

Danielle E. Brotherton
Notary Public
My Commission Expires: May 24, 2021
(SEAL)

DANIELLE E BROTHERTON
NOTARY PUBLIC for the
State of Montana
Residing at
Thompson Falls, Montana
My Commission Expires
May 24, 2021

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