RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36419-06-2021

Karen Johnson Davidson County
Batch# 674760 **DEEDWARR**
07/12/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $7,625.70

20210712-0093168

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $2,061,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me this 9th day of July, 2021.

Notary Public

My Commission Expires

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tyler Augusty, Michelle Augusty 2843 Sugartree Rd. Nashville, TN 37215	Owners	Map and Parcel No.: 11709010300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Nicole Leanna and Robin Lyles Henderson**, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tyler Augusty and Michelle Augusty, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2843 Sugartree Rd., Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of July, 2021.

Julie Nicole Leanna

Robin Lyles Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Nicole Leanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Lyles Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2021.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Woodmont Estate, as of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lucky Loser, LLC, a Tennessee limited liability company, by deed dated September 14, 2017 from Robert Haley, appearing as Instrument No. 20170918-0095027, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 19, 2017 of record in Instrument No. 20171023-0108610, Register's Office for Davidson County, Tennessee, Lucky Loser, LLC, a Tennessee limited liability company, conveyed subject property to Julie Nicole Leanna and Robin Lyles Henderson, as joint tenants with right of survivorship.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11709010300.
2. All matters appearing on the Plan of record as Book 1130, page 99, Register's Office for Davidson County, Tennessee.
3. Agreement for Easement to Metropolitan Government of Nashville and Davidson County, of record in Book 4145, page 364, Register's Office for Davidson County, Tennessee.