WARRANTY DEED

Karen Johnson Davidson County
Batch# 692851 **DEEDWARR**
08/09/2021 10:52:53 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210809-0106812

T-VRES-21-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-4-23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Dominique Oryan Hatton and Vanessa Hatton	Rod Lunsford	
(NAME)	(NAME)	**108-16-0-377.00**
208 Woodmaker Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **MONICA SALES-LUNSFORD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOMINIQUE ORYAN HATTON AND VANESSA HATTON, 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. 125B on the Plan of Percy Priest Woods, Section IV, Zone Lot Division Lots 111 Through 113, and 124 through 126, as recorded in Book 6900, Page 64, amending Plat Book 6250, Page 356 and 357, 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 Monica Sales, a single woman by Warranty deed from Jimmy L. Badger and wife Martha A. Badger of record in Instrument No. 20000803-0077187 Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 03, 2000. The said Monica Sales having since married and is now known as Monica Sales-Lunsford.

Monica S. Lunsford, Monica Sales and Monica Sales-Lunsford are one and the same person.

Note: Rodney Lunsford joins in the exectution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

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 6250, Page (s) 356 and 357, and as amended in Book 6900, Page 64, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, Book 6020, Page 270 and Book 6097, Page 11, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Water Line Easement of record in Book 6147, Page 886, 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: **208 Woodmaker Ct, Nashville, Tennessee 37214**.

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 27th DAY OF JULY, 2021.

Monica Sales- Lunsford

Rodney Lunsford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONICA SALES- LUNSFORD and RODNEY LUNSFORD, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2021.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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