WARRANTY DEED

Karen Johnson Davidson County
Batch# 701401 **DEEDWARR**
08/19/2021 03:14:01 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20210819-0112561

J-HL-21-3317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE 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)
Leisa Bruce	**New Owner**	
(NAME)	(NAME)	
1132 Fairways		**051-00-0-122.00**
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(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, **HORACE FENTRESS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEISA BRUCE, UNMARRIED,** 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 the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, October 27, 1960, being more particularly described as follows:

Beginning at a point 16.5 feet South of the center line of Walton Lane, said point being the northeast corner of the property herein described and the southwest corner of the land conveyed to Gorne Pope; thence South 330 feet to a point; thence West 66 feet to a point; thence North 330 feet to a point, which is 16.5 feet South of the center line of Walton Lane; thence East with the margin of said Walton Lane, 66 feet to the point of beginning.

Being the same property conveyed to Royce Fentress and wife, Senora Jewel Fentress by Installment deed from M. H. Webb and wife, Ida Mell Webb of record in Book 3406, Page 80, Register's Office for Davidson County, Tennessee, dated July 14, 1962 and recorded on July 21, 1962. Tthe lien of which was released by an instrument of record at Book 4818, Page 594, said Register's Office. The said Senora Jewel Fentress since died, survived by Royce Fentress.

Being the same property conveyed to Royce Fentress, as to a Life Estate Interest and Horace A. Fentress, as to the Remainder Interest by Quitclaim Deed from Royce Fentress of record in Instrument No. 20160616-0061238, Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 16, 2016.
The said Royce Fentress having since died on September 23, 2019 extinguishing the Life Estate.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3317 Walton Ln, 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 covenan: 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 17th DAY OF AUGUST, 2021.

Horace Fentress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HORACE FENTRESS, 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 17th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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