WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

G-VRES-21-1401

Karen Johnson Davidson County
Batch# 705840 DEEDWARR
08/27/2021 11:16:41 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20210827-0115970

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)
Lyle Tenpenny and Virginia Tenpenny	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**118-01-0-058.00**
2466 Nob Hill Ave N	**4004 Hillsboro Pk. Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Seattle, WA 98109	**Nashville, TN 37215**	
(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, **WILLIAM PATY BARKSDALE AND MARY KATHERINE BARKSDALE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYLE TENPENNY AND VIRGINIA TENPENNY, 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 the Westerly 45 feet of Lot No. 31 on the Map of Victoria Place of record In Book 332, page 10. Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 45 feet on the Southside of Dallas Avenue and extends back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to William Paty Barksdale, a single man by Warranty deed from Jeffrey P. Fuller, unmarried of record in Instrument No. 20080903-0090025 Register's Office for Davidson County, Tennessee, dated August 21, 2008 and recorded on September 03, 2008.

Being the same property conveyed to William Paty Barksdale, a single man and Mary K. Hill, a single woman, as tenants in common with right of survivorship by Quitclaim deed from William Paty Barksdale, a single man of record in Instrument No. 20130125-0008257 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 25, 2013.

William Paty Barksdale and Mary K. HIll having since married. Mary K. Hill s now known as Mary Katherine Barksdale.

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 332, Page 10, 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: **1401 Dallas Avenue, 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 24th DAY OF AUGUST, 2021.

William Paty Barksdale

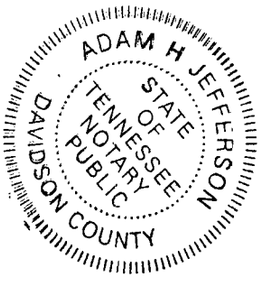
Mary Katherine Barksdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATY BARKSDALE, 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 24th of August, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

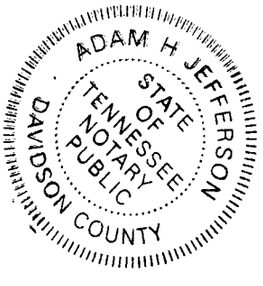


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY KATHERINE BARKSDALE, 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 24th of August, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



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