WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Victoria Lynn Lavender
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

G-VRES-21-493

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)
Victoria Lynn Lavender and David Earl Lavender	**Studio Bank**	
(NAME) **493 Broadwell Drive**	(NAME) **124 12th Ave S, Ste 400**	**160-08-0-052.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Nashville, TN 37203**	
(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, **BONNIE HARRISON HASTINGS, UNMARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTORIA LYNN LAVENDER AND DAVID EARL LAVENDER, WIFE AND HUSBAND,** 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.73 on the Plan of Brentview Hills, of record in Book 3300, Pages 43 and 44, Register's Office for said County.

Said Lot No. 73 fronts 115.3 feet on the Southerly side of Broadwell Drive and extends back 321 feet on the Easterly line and 385.6 feet on the Westerly line, to a dead line, which is a broken line measuring 183.5 feet, more or less, thereon.

Being the same property conveyed to Robert F. Dowlen and wife, Martha R. Dowlen by Warranty Deed from L. John Amy and wife, Dorothy B. Amy of record in Book 4476, Page 343, Register's Office for Davidson County, Tennessee, dated January 20, 1971 and recorded on January 27, 1971.
Being the same property conveyed to Evelyn L. Alvis by Quitclaim Deed from Martha R. Dowlen of record in Instrument No. 20020220-0021586 Register's Office for Davidson County, Tennessee, dated February 19, 2002 and recorded on February 20, 2002.
Being the same property conveyed to Billie Jo Hastings by Quitclaim Deed from Evelyn L. Alvis of record in Instrument No. 20020225-0023873 Register's Office for Davidson County, Tennessee, dated February 25, 2002 and recorded on February 25, 2002. Billie Jo Hastings having died on May 20, 2021 leaving property to Bonnie Hastings Harrison as the sole heir at law of Billie Jo Hastings as per the Affidavit of Heirship of record in Instrument Number 20210816-0110177, in the Register's Office for Davidson County, Tennessee and Affidavit of Heirship recorded simultaneously herewith of record in Instrument No. 20211215-0165938 and Instrument No. 20211215-0165939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 43 and 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3345, Page 205, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7175, Page 806 and Book 6827, Page 496, 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: **493 Broadwell Drive, Nashville, Tennessee 37220**.

Karen Johnson Davidson County
Batch# 774347 **DEEDWARR**
12/15/2021 02:43:28 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20211215-0165940

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 DAY OF DECEMBER, 2021.

Bonnie Hastings Harrison

Bonnie Hastings Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE HASTINGS HARRISON, 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 of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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