WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Y-SR-22-730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 954398 DEEDWARR
12/22/2022 10:14:31 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20221222-0132043

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)
James and Meg Investments, LLC	**New Owners**	
(NAME)	(NAME)	**150-02-0-360.00**
2307 Stockwood Trl		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(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, **JAMES M. WEBB, JR., A MARRIED MAN AND KRISTIN DENISE WEBB, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES AND MEG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 18-B on the Plan of Harbor Gate, Section 1 of record in Plat Book 6250, Page 344, 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 Judith L. Haggard by Warranty deed from Hamid K. Arab of record in Book 7354, page 770, Register's Office for Davidson County, Tennessee, dated September 16, 1987 and recorded on September 17, 1987. (Value or consideration shown in aforementioned deed $52,009.54.)

Judith L. Haggard having since died on October 12, 2022, leaving a Last Will and Testament filed in the Probate Court of Davidson County, Tennessee, Case No. 22P1981, The property vested in James M. Webb, Jr. aka James Murray Webb, Jr. and Kristin D. Webb aka Kristin Denise Webb as the sole Devisee's under the above referenced duly probated Last Will and Testament.

James Murray Webb, Jr. also joins in this conveyance as Executor of the Estate of Judith L. Haggard in order to convey any interest the Estate may have recieved in the property.

This conveyance is subject to:
- Taxes for the year 2022, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 344, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6221, Page 253, Book 6366, Page 494, Book 6496, Page 436, Book 6501, Page 550, Book 6540, Page 292, Book 6597, Page 157, Book 6599, Page 984, Book 6886, Page 676 and Book 8286, Page 848, 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: **730 Lake Terrace Drive, Nashville, Tennessee 37217-4250**.

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 20th DAY OF DECEMBER, 2022.

The Judith L. Haggard Estate

BY: _____
James Murray Webb, Jr., Executor

_____
James M. Webb, Jr.

Kristin Denise Webb by James M. Webb, Jr., Attorney-In-Fact
Kristin Denise Webb by James M. Webb, Jr.,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MURRAY WEBB, JR., EXECUTOR of the THE JUDITH L. HAGGARD ESTATE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of December, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. WEBB, JR., 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 20th of December, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. WEBB, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KRISTIN DENISE WEBB, and who acknowledged he/she/they executed the same as the free act and deed of the said KRISTIN DENISE WEBB.

Witness my hand and official seal, this the 20th of December, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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