WARRANTY DEED

Karen Johnson Davidson County
Batch# 973868 DEEDWARR
02/24/2023 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230224-0013078

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2023.

Notary Public

My commission expires: 1-11-26

(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allison Finley	Legacy Home Loans	**Map 119-15-0 Parcel 080.00**
150 Lake Park Drive	1036 Stearman Dr Ste 6	
Nashville, TN 37211	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bradley Scott Varnadoe, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison Finley, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 14 on the Plan of Section Four, Southlake, as of record in Book 3300, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Bradley Scott Varnadoe, by Deed dated May 7, 2020 from Ben Thompson and Claire Wyndham, husband and wife, of record in instrument No. 20200515-0050601, Register's Office of Davidson County, Tennessee.

Allie Varnadoe, spouse of the above named Bradley Scott Varnadoe, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 3300, Page 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 3460, Page 484, Register's Office for Davidson County, Tennessee. Said restrictions are not applicable to portion thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Trustee.

This is improved (_X___) Unimproved (____) property, known as **150 Lake Park Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **23rd** day of **February, 2023.**

Bradley Scott Varnadoe

Allie Varnadoe

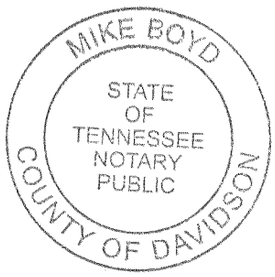
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bradley Scott Varnadoe and Allie Varnadoe,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **February, 2023.**

Notary Public

My Commission Expires: 5/9/2026



True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 23rd day of February, 2023.

Affiant Signature
Date 02/23/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON