WARRANTY DEED

Karen Johnson Davidson County
Batch# 974934 DEEDWARR
02/28/2023 11:03:16 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20230228-0014052

JM-FC-23-928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Kendall L. Ashby	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**059-15-0A-143.00-CO**
928 Bordeaux Place	**1036 Stearman Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**White House, TN 37188**	
(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, **LEROY REED, III, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENDALL L. ASHBY, AN UNMARRIED WOMAN,** 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. 57 on the Plan of Final Plat of Chateau Valley, Phase 4 of record in Plat at Instrument No. 20070207-0016366, 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 Leroy Reed, III, unmarried, by Warranty Deed from CMH Parks, Inc., a Tennessee Corporation, of record in Instrument No. 20160608-0057818, Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 08, 2016. (Value of consideration shown in aforementioned deed $264,313.00.)

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument No. 20070207-0016366, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7835, Page 86 and Instrument No. 20070530-0064197, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area and Open Space of record in Instrument No. 20070621-0074414, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7702, Page 428, Book 7702, Page 434, Instrument No. 20031010-0150642 and Instrument No. 20070329-0037729, in the Register's Office for Davidson County, Tennessee.
- Certificate of Dedication of Public Utilities and Drainage Easement of record in Instrument No. 20050103-0000576, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to South Central Bell Telephone Co. of record in Book 8168, Page 660, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 8204, Page 231; Book 8204, Page 271; Book 8377, Page 948, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication for Sanitary sewers and/ or Storm drainage or Water Mains & Appurtenances of record in Book 9466, Page 749, 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: **928 Bordeaux Place, Nashville, Tennessee 37207**.

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 FEBRUARY, 2023.

Leroy Reed III

Leroy Reed, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEROY REED, III, 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 February, 2023.

Mary Frances Rudy

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

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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