Karen Johnson Davidson County
Batch# 987838 DEEDWARR
04/03/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,972.10
20230403-0024043

WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-65

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shane Edward Toombs and Holland White	Legacy Home Loans	147 15 0 106.00
(NAME) 4913 Millerwood Drive	(NAME) 1036 Stearman Dr Ste 6	
(ADDRESS) Nashville, TN 37211	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William B. Barron, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Shane Edward Toombs and Holland White, Husband and Wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Whispering Hills, Section 5, as of record in Book 3300, Page 11 and amendment recorded in Book 6812, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Rebecca L. Anderson, unmarried woman, of record in Instrument No. 20220429-0049627, in the Register's Office of Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022

Being the same property conveyed to William B. Barron, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20220517-0056464, in the Register's Office of Davidson County, Tennessee, dated April 22, 2022 and recorded on May 17, 2022.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due

and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4913 Millerwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 30th day of March, 2023.

GRANTOR:

William B. Barron

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William B. Barron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30th day of March, 2023.

Notary Public

My Commission Expires: 05-05-2025



True Copy Certification

I, **Kaz Arbogast,** 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 30th day of March, 2023.

Affiant Signature
Date 03/30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026