WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/15 13:57 3 pgs
Fees:18.00 Taxes:501.35
20151222-0128763

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1574B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Lehmberg, and William Joseph Lehmberg, Jr. and Karen Lehmberg	Same	142-10-0B-111-00-CO
723 Barlin Court		
Nashville, TN 37221-3441		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BROADWAY INVESTMENT GROUP, CO.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH LEHMBERG, A SINGLE WOMAN AND WILLIAM JOSEPH LEHMBERG, JR. AND KAREN LEHMBERG, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 111 on the Plan of Belle Pointe, Phase III, a Planned Unit Development of record in Plat Book 6250, Page 872, 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 Marian Granger, an unmarried person by Warranty deed from Thomas J. Kush, an unmarried person of record in Instrument No. 20050420-0043794 Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 20, 2005.

Being the same property conveyed to Broadway Investment Group, Co. by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20151120-0118011 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 20, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 872, and Plat Book 6250, Page 440, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6689, Page 772, as amended in Book 6702 ,Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292, and Book 6959 Page 766, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7409, Page 224, Book 7851, Page 215, Book 8016, Page 858, Book 9319, Page 443, Instrument Number 20020130-0013252, and Instrument Number 20051027-0130021, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Instrument Number 20140807-0071226, in the Register's Office for Davidson County, Tennessee.

Quitclaim of Common Areas of record in Book 6862, Page 286, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 723 Barlin Court, Nashville, TN 37221-3441

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 in 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 hand on the 15th day of December, 2015.

Broadway Investment Group, Co.

BY: _____

Mark LePera, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mark LePera, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Broadway Investment Group, Co., and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 15th day of December, 2015.

_____

Notary Public

My Commission Expires: 1-26-19



File #: 15-1574B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

