WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 11/19/20

(AFFIX SEAL)

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth R Iverson	Kenneth R Iverson	131050B44500CO
(NAME)	(NAME)	
445 Summit Ridge Pl	445 Summit Ridge Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amanda Lindseth and Michael G. Lindseth, Jr., wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth R Iverson and Brenda A Iverson, husband and wife,** 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 Unit No. 445, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee said Unit being depicted in the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael G. Lindseth, Jr. and wife, Amanda R. Lindseth, by deed dated December 13, 2001 from Stephanie A. Warmbrod, unmarried of record in Instrument No. 20011219-0140111, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 30, 2013 of record in Instrument No. 20131230-0130747, Register's Office for Davidson County, Tennessee, Michael G. Lindseth, Jr. conveyed his interest in subject property to Amanda Lindseth. The said Michael G. Lindseth, Jr., joining in this conveyance as to his marital interest in the said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 445 Summit Ridge Pl, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170031247 DEEDWARR
Recvd: 04/13/17 11:22 2 pgs
Fees:13.00 Taxes:793.28

20170413-0036197

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, their heirs and assigns forever; and we do covenant with 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 hands this 12th day of April, 2017.

Amanda Lindseth

Amanda Lindseth

Michael G. Lindseth, Jr.

State of Tennessee
County of Williamson

Personally appeared before me Amanda Lindseth and Michael G. Lindseth, Jr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2017.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/13/17

File No.: 12032