Davidson County DEEDWARR
Recvd: 08/21/17 10:26 3 pgs
Fees:18.00 Taxes:2109.00
20170821-0085540

WARRANTY DEED

EMILY MARGARET CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-5-2020

(AFFIX SEAL)

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
Kenyatta Lovett Tracey Lovett	NEW OWNER	064030B06400CO
(NAME)	(NAME)	
1013 Williams Way	Pinnacle Bank	
(ADDRESS)	(ADDRESS) 150 3rd Ave S. Ste 900, Nashville, TN 37201	
Old Hickory, TN 37138		
(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, **Bedrock Global Capital, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenyatta Lovett and Tracey Lovett, 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 Lot No. 226 on the plan of Brandywine Pointe, Section 1, Phase 5, as of record in Plat Book 7900, Page 618, 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 Bedrock Global Capital, LLC by Warranty Deed from Georgina Laverne Lunsford and Robert McCall Lunsford, Jr., wife and husband recorded on November 4, 2016, of record in Instrument No. 20161104-0116754, Register's Office for Davidson County, Tennessee.
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 1013 Williams Way, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16 day of August, 2017.

Bedrock Global Capital LLC by Richard Oswald,
Managing Member

State of California

County of Los Angeles

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard Oswald, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Bedrock Global Capital, LLC and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 16 day of August, 2017.

Notary Public
My Commission Expires: 6-4-19

MICHELLE BELVEDERE
COMM. # 2113962
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Exp. JUNE 4, 2019

File No.: 12323

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 20 2020
Notary's Seal (if on paper)