# WARRANTY DEED

Bill Garrett Davidson County
Batch# 67833 DEEDWARR
03/12/2018 01:25:28 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20180312-0023162

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018

RICHARD W. SEBASIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 5/16/19

Notary Public

MY COMMISSION EXPIRES: 5/16/19 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Lamping | Same Address | 131-06-OH-044.00 |
| (NAME) | (NAME) | |
| 1000 Cherry Blossum Court | As new | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Owner | |
| (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 considerations, the receipt of which is hereby acknowledged, I, **Hildegard D. Lowenthal, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Lamping and Mary Kathryn Lamping, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 48 on the Plan of Final Plat Village of Cherry Glen, Phase 3, of record in Plat Book 9700, Page 451, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hildegard D. Lowenthal by Warranty Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 11/18/2003, recorded 12/05/2003, of record in Instrument No. 20031205-0175391 and re-recorded on 12/21/2004 of record in Instrument No. 20041221-0151850, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING;

Taxes for 2018 and subsequent years, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 9700, Page 451, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 55 and 304, as amended in Plat Book 9700, page 182, 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 9882, Page 739 as amended in Book 10318, page 92, Book 10594, page 695, Book 11186, page 932, Book 11323, page 247 and Instrument No. 20011206-0134252, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to

the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, amended in Book 6778, page 536, and Book 9882, page 733, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Village of Cherry Glen Association, Inc. of record in Instrument Number 20000204-0011736, amended in Instrument No. 20000324-0030195, in the Register's Office for Davidson County, Tennessee.

Charter of Burton Hills Homeowner's Association, Inc. of record in Book 6517, Page 505, amended in Book 6921, page 216, in the Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Village of Cherry Glen Association, Inc. of record in Book 9983, Page 930, in the Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Burton Hills Recreational Association of record in Book 6517, Page 511, amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, Page 1, amended in Book 6921, page 210, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20060605-0066145 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for driveway turnarounds of record in Book 8919, Page 779, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1000 Cherry Blossum Court, Nashville, TN 37215

(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 GRANTEE(S), 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), 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 this 9th day of March, 2018.

Hildegard D. Lowenthal

Hildegard D. Lowenthal

State of Tennessee
County of Williamson

Personally appeared before me Hildegard D. Lowenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of March, 2018.

Notary Public
My Commission Expires: 8/15/21

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

