Return To: 18-0105
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 81587 **DEEDWARR**
04/17/2018 09:46:05 AM 2 pgs
Fees: $13.00 Taxes: $792.54

20180417-0035961

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

MST 2018-0265

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson TT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,200.00.

Alex Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF APRIL, 2018

Notary Public

9-6-20
MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Maples and McKenna Maples	Origin Bank	041-00-0-038.00
(NAME)	(NAME)	
4012 Brick Church Pike	1800 N. Hudson Ste 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Monroe LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert A. Lehmann and wife, Wilma L. Lehmann,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McKenna Danielle Medley Maples, a married person,** 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 the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Rodney F. Martin, Surveyor, Tennessee Number 1426. dated July 5, 1993 as follows:

Beginning at an iron rod in the west margin of Brick Church Pike (30 feet from the center), being the northeast corner of this tract and also being the southeast corner of the Louie E. Johnston, Sr. property of record in Deed Book 3370, Page 305, Register's Office of Davidson County, Tennessee; THENCE with margin of said pike South 00 degrees 57 minutes 33 seconds West for a distance of 66.67 feet to a point; THENCE continuing with the margin of said pike with a curve to the left having a radius of 1501.65 feet and an arc length of 48.84 feet, being subtended by a chord of South 00 Degrees 01 minute 38 seconds West for a distance of 48.84 feet to an iron rod at a northeast corner of the D. E. Rawls, Sr. heirs property of record in Deed Book 2346, Page 206, and Deed Book 2444, Page 218, Register's Office Davidson County, Tennessee; THENCE leaving said pike and with the north line of said Rawls heirs property South 88 Degrees 35 minutes 17 seconds West for a distance of 273.34 feet to an iron pin at a post Thence continuing with said Rawls heirs property North 01 degree 59 minutes 58 seconds West for a distance of 115.00 feet to an iron pin at the southwest corner of said Johnston property; Thence with the south line of said Johnston property North 88 degrees 29 minutes 46 seconds East for a distance of 278.50 feet to the point of beginning, containing 0.729 acres more or less.

Being the same property conveyed to Robert A. Lehmann and wife, Wilma L. Lehmann by Corrective Warranty deed from Jeffie W. Carr and wife, Betty Sue Carr of record in Book 9144, page 177, correcting Book 8758, Page 20, Register's Office for Davidson County, Tennessee, dated October 12, 1993 and recorded on November 8, 1993. (Value or consideration shown in aforementioned deed $86,500.00.) Being also known as 4012 Brick Church Pike Nashville, Tennessee 37207.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien not yet due and payable. Subject to the flow of any creeks, streams, or branches across subject property. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 4012 Brick Church Pike, Nashville, TN 37207
(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 hand(s) this 2 DAY OF APRIL, 2018.

Robert A Lehmann

Robert A. Lehmann

Wilma L. Lehmann

Wilma L. Lehmann

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert A. Lehmann and Wilma L. Lehmann,** with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of April, 2018.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson
State
(SEAL)
of
Tennessee
Notary
Public
Williamson County