Bill Garrett Davidson County
Batch# 95736 DEEDWARR
05/23/2018 10:53:53 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180523-0049330

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $205,000.00. Affiant Subscribed and sworn to before me, this the 21st day of May, 2018. Notary Public My commission expires: 07/06/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Greyson McLaughlin	new owner	
308 Post Creek Road		128-15-0B-308.00-CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM JOSEPH LEHMBERG, JR. AND KAREN G. LEHMBERG, CO-TRUSTEES OF THE LEHMBERG FAMILY REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH GREYSON MCLAUGHLIN**, single woman, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 308, on the Plan of Post House Bellevue Condominium, Phase II, as shown on Exhibit "B" to Amendment to Master Deed of record in Book 6846, Page 811, Book 6838, Page 445 and Book 8626, Page 588, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stewart Conner, unmarried by Warranty Deed from Anna Susan Hall, unmarried of record in Instrument No. 20070730-0090259 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on July 30, 2007.

Being the same property conveyed to William Joseph Lehmberg, Jr. and Karen G. Lehmberg, Co-Trustees of the Lehmberg Family Revocable Living Trust by Warranty Deed from Stewart Conner, married of record in Instrument No. 20170324-0028938 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-RES-18-308

The address of the herein described property is believed to be 308 Post Creek Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of May, 2018.

The Lehmberg Family Revocable Living Trust

Karen G. Lehmberg, Trustee

William Joseph Lehmberg, Jr. and Karen G. Lehmberg are the Co-Trustees of the Lehmberg Family Revocable Living Trust. Per the Lehmberg Family Revocable Living Trust Agreement, dated April 5th, 2013, the sole signature of a Co-Trustee shall be sufficient in executing any writing.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen G. Lehmberg, Trustee of the Lehmberg Family Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of May, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021