Bill Garrett Davidson County
Batch# 101222 DEEDWARR
06/06/2018 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20180606-0054509

WARRANTY DEED

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

State of Tennessee
County of ~~Williamson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ 6th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: OCT 20 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
Robert Lee Evans Stacey Ann Whitmore	NEW OWNER	06401005000
(NAME)	(NAME)	
225 Ashawn Blvd		
(ADDRESS)	(ADDRESS)	
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, I, **Bedrock Global Capital LLC, a Delaware Limited Liability Company,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Lee Evans and Stacey Anne Whitmore, 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. 11 on the Plan of Brandywine Place, of record in Plat Book 6250, pages 327 and 328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bedrock Global Capital LLC, a Delaware Limited Liability Company by Warranty Deed from Scott S. Perry and Terri Perry, recorded on November 21, 2017, of record in Instrument No. 20171121-0119525, 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 225 Ashawn Blvd, 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 5th day of June, 2018.

BEDROCK GLOBAL CAPITAL LLC

By J. Trent Lehman, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an authorized agent 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 authorized agent.

WITNESS my hand and seal this 5th day of June, 2018.

Notary Public
My Commission Expires: 5-5-2020

EMILY MARGARET CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

File No.: 12943

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER