WARRANTY DEED

Bill Garrett Davidson County
Batch# 107772 DEEDWARR
06/25/2018 09:53:13 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20180625-0060858

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MST 2018-0720

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
Robert Caughey and Kathryn L. Humphreys	new owner	
(NAME)	(NAME)	
1908 Elliott Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Richard Lehrer and wife, Deborah Lucas Lehrer,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Humphreys and Robert Caughey, wife and husband,** 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 the northerly part of Lot No. 56 as shown on the Plan of Waverly Land Company's Plan of Lots, called "Waverly Place" of record in Plat Book 57, Page 95, Register's for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Elliott, formerly Kirkman Avenue, at the corner of Lots Nos. 47 and 56; thence Easterly, with the line between said two lots, 249.6 feet to the Westerly margin of an alley; thence with said alley, Southerly 90.2 feet to KL. Johnson's Northerly line, Westerly 249.6 feet, more or less, to the Easterly margin of Elliott Avenue; thence with the Easterly margin of said Avenue, Northerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Richard Lehrer and wife, Deborah Lucas Lehrer by Warranty Deed from Peter M. Reuther and wife, Rosann W. Reuther, of record in Instrument No. 20020628-0078182, Register's Office for Davidson County, Tennessee, dated June 27, 2002 and recorded on June 28, 2002.

Being also known as 1908 Elliott Avenue, Nashville, Tennessee 37204

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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law

and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

This property, known as 1908 Elliott Avenue, Nashville, TN 37204
(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 15th DAY OF JUNE, 2018.

Richard Lehrer

Deborah Lucas Lehrer

STATE OF Florida

COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Lehrer and Deborah Lucas Lehrer**, 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 15TH day of June, 2018.

Notary Public

My Commission Expires: June 12, 2022 (SEAL)

KAREN E NICHOLS
State of Florida-Notary Public
Commission # GG 213012
My Commission Expires
June 12, 2022