Bill Garrett Davidson County
Batch# 122507 DEEDWARR
07/31/2018 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,471.60
20180731-0074399

THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $668,000.00 Affiant Subscribed and sworn to before me, this 27th day of July, 2018. Notary Public My Commission Expires: 12/10/2019

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

WARRANTY DEED

Address New Owner: Sheila M. Lachs and Scott A. Westfahl 238 Harding Place Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 130-01-0-137.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PORT N. CAMPANY AND BROOKS MCDONALD CAMPANY, HUSBAND AND WIFE**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **SHEILA M. LACHS AND SCOTT A. WESTFAHL, A MARRIED COUPLE**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in located in the 23rd councilmanic district of Nashville, Davidson County, Tennessee, on the northerly margin of Harding Place, east of Windsor Drive, being Lot No. 23, map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, described according to a boundary survey of said Lot No. 23 dated 8-26-04 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838) more particularly as follows:

BEGINNING at an iron pipe (old) in the northerly margin of Harding Place (50 feet R.O.W.) said rod being the northwest corner of Lot No. 22 map of Bransford Realty Company's Belle Meade Golf Links Subdivision recorded in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, owned by Anthony G. Altieri and Lisa Altieri (Book 9608, Page 342, R.O.D.C., TN) and the southwest corner of Lot No. 23 of said Bransford Realty Company's Subdivision and being located N 37 degrees 55 feet 19 inches W. 120.24 feet from an iron rod (old) at the southwest corner of Lot No. 21 of said Bransford Realty Company's Subdivision (said Altieri's southwest corner); thence with said northerly margin N 38 degrees 30 feet 00 inches W 59.91 feet to an iron pipe (old) at the southwest corner of Lot No. 24 of said Bransford Realty Company's Subdivision owned by Tyree B. Macfarland (Book 8732, Page 545, R.O.D.C., TN.); thence leaving said northerly margin with said Macfarland N 51 degrees 58 feet 40 inches E (crossing a drain) for a total distance of 208.33 feet to an iron rod (new) at the rear corner of Lot No. 60 of said Bransford Realty Company's Subdivision owned by Elmer R. Kenning (Book 3405, Page 25, R.O.D.C., TN.) and Lot No. 61 owned by Joh Hill Robinson (Book 3909, Page 231 R.O.D.C.,TN); thence with said Robinson's southerly line 5 38 degrees 28 feet 28 inches E 60.00 feet to an iron rod (new) at said Altieri's rear corner; thence with said Altieri and the line between said Lot No. 22 and 23, S 52 degrees 00 feet 13 inches W 208.31 feet to the point of beginning containing 0.29 acres more or less.

Being the same property conveyed to PORT N. CAMPANY, AN UNMARRIED MAN, by deed from BENJAMIN H. BODZY AND WIFE, ALLISON J. BODZY, of record in Instrument No. 20121116-0106136, dated November 15, 2012, said Register's Office.

Brooks McDonald Campany, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **238 Harding Place, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of July 2018.

PORT N. CAMPANY

Brooks McDonald Campany
BROOKS MCDONALD CAMPANY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PORT N. CAMPANY AND BROOKS CAMPANY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of July, 2018.

Notary Public
My Commission Expires: _____

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, John W. Bishop, 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.

J. W. Bishop
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kimberly Beard a notary public for this county and state, John W Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly Beard
Notary's Signature

My Commission Expires: 10-7-19
Notary' Seal (if on paper)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019