THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118508

Karen Johnson Davidson County
Batch# 193267 **DEEDWARR**
02/08/2019 09:27:43 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20190208-0012119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2019.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew L. Ginsberg and Jessica L. Ginsberg 313 Maybelle Lane Nashville TN 37205	New Owner	Tax Parcel ID No. 130-13-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Micah A. Lacher, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew L. Ginsberg and Jessica L. Ginsberg, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, WARNER COURTS, as shown on plat of record in Plat Book 2083, Page 97, amended in Instrument No. 20121105-0101977, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from AI DevCo, LLC, a Tennessee limited liability company to Micah A. Lacher, as recorded on the 2nd day of November, 2012 in Instrument No. 20121102-0101238 and Special Warranty Deed from Cheekwood Botanical Gardens and Museum of Art to AI DevCo, LLC, a Tennessee limited liability company, as recorded on the 18th day of May, 2012 in Instrument No. 20120518-0043353, in the Register's Office of Davidson County, Tennessee. Brit Lacher joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Micah A. Lacher.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WARNER COURTS, as recorded in Plat Book 2083, Page(s) 97, amended at Instrument No. 20121105-0101977.

This is improved property located at 313 Maybelle Lane Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 29th day of January, 2019.

Micah A. Lacher

Brit Lacher by Micah A. Lacher as Attorney-in-fact as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2019.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Micah A. Lacher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brit Lacher and that he is authorized by Brit Lacher to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of January, 2019.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019