KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 193279 DEEDWARR
02/08/2019 09:46:19 AM 2 pgs
Fees: $13.00 Taxes: $1,825.95

20190208-0012140

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 493,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDSAY LOCKTON	NEW OWNERS	072 16 0B 001.00CO
(NAME) 1946 A PORTER ROAD	(NAME)	
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS)	
(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,

ALLISON FERREIRA HEMSEN AND ROBERT N. HEMSEN, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSAY LOCKTON, UNMARRIED

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:

Being Unit A on the Plan of Homes at 1946 Porter Road a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of Homes at 1946 Porter Road of record in Instrument No. 20130909-0094555, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Ferreira Hemsen and Robert N. Hemsen by Deed dated August 13, 2014 from Little Big House, LLC, recorded August 15, 2014, in Instrument Number 20140815-0074054, in the Official Records of 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.

This *Improved* property is commonly known as: 1946 A Porter Rd., Nashville, TN 37206

LT&E File #15164

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 15 day of November, 2018.

Allison Ferreira Hemsen

Allison Ferreira Hemsen

Robert N. Hemsen

Robert N. Hemsen

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of November, 2018 before me, a notary public, personally appeared Allison Ferreira Hemsen, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Tracy L. Umeda
Notary Public
My Commission Expires: July 8, 2019

TRACY L. UMEDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of November, 2018 before me, a notary public, personally appeared Robert N. Hemsen, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

TRACY L. UMEDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tracy L. Umeda
Notary Public
My Commission Expires: July 8, 2019

LT&E File #15164