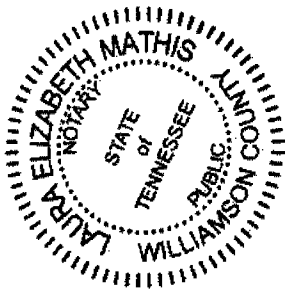
Karen Johnson Davidson County
Batch# 198838 DEEDWARR
02/25/2019 02:52:30 PM 2 pgs
Fees: $13.00 Taxes: $1,043.96
20190225-0016995

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Randy Lehmann	New Owner	114 14 0 022.00
(NAME)	(NAME)	
6305 St Henry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nancy M. Rice, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Randy Lehmann**, hereinafter called the Grantee, his 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 Thousand Oaks Estates, as of record in Book 3700, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 115.00 feet on the easterly margin of Forrest Valley Drive and extends back 425.31 feet on the southerly line and 422.22 feet on the northerly line to a dead line, measuring 115.04 feet thereon.

Being the same property conveyed to Joseph Arthur Rice and wife, Nancy M. Rice by Warranty Deed from Frank J. Denham and wife, Joan A. Denham dated September 28, 1971 and recorded September 29, 1971, in Book 4540, Page 945, in said Register's Office for Davidson County, Tennessee. The said Jospeh Arthur Rice having since died, leaving property vested solely in Nancy M. Rice.

Nancy M. Rice, also known as Nancy Dwyer Rice.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1901340SSO

unimproved ☐
This is improved ☒ property, known as 346 Forrest Valley Dr, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 22nd day of February, 2019.

Nancy M. Rice by Laura Ann Rice, her Attorney In Fact

Nancy M. Rice by Laura Ann Rice, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laura Ann Rice , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy M. Rice, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Nancy M. Rice, for the purposes therein contained. The Power of Attorney is of record in Instrument No. 20160809-0082653, Register's Office for Davidson County, Tennessee.

Nancy M. Rice, also known as Nancy Dwyer Rice.

Witness my hand and official seal, this the 22nd day of February, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FRN-1901340SSO