Karen Johnson Davidson County
Batch# 265344 DEEDWARR
08/01/2019 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20190801-0076268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
John Zortman and Stella Lochmiller	CoreLogic	126-16-0A-437.00-C
(NAME)	(NAME)	
1468 Bending River Drive	1 CoreLogic Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Westlake, TX 76262	
(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,

BRADLEY A. WALLER AS EXECUTOR OF THE ESTATE OF ARTHUR E. WALLER, AND BRADLEY ARTHUR WALLER, INDIVIDIALLY AND MEGAN ELIZABETH WALLER INDIVIDUALLY

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

STELLA B. LOCHMILLER AND JOHN R. ZORTMAN AND, 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 Lot No. 599 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as of record in Instrument No. 20050215-0016985, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur E. Waller and wife, Margaret A. Waller by Deed dated December 2, 2009 from Rochford Realty and Construction Co., Inc., recorded December 8, 2009, in Instrument Number 20091208-0112068, in the Official Records of Davidson County, Tennessee. The said Margaret A. Waller having predeceased Arthur E. Waller, vesting title to the subject property to him a sole surviving spouse. Arthur E. Waller having since died testate on 3/27/2019, his estate being probated in Davidson County, Tennessee Probate Court Docket No. 19P-779, vesting property into Bradley Arthur Waller and Megan Elizabeth Waller as his sole heirs.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All utility easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This property is commonly known as: 1468 Bending River Drive, Nashville, TN 37221

LT&E File #15806

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 24th day of July, 2019

The Estate of Arthur E. Waller

By: Bradley Arthur Waller
Bradley Arthur Waller, Individually and as Executor

Megan Elizabeth Waller, by Bradley

By: Arthur Waller her Attorney-in-Fact
Megan Elizabeth Waller, by Bradley Arthur Waller her Attorney-In-Fact

STATE OF Florida
COUNTY OF Collier

On this 24th day of July, 2019, before me personally appeared Bradley Arthur Waller, known to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2019.

Terri E Marto
Notary Public
My commission expires: 4/4/23

TERRI E MARTO
Commission #GG 317500
My Commission Expires
April 4, 2023

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Bradley Arthur Waller** 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 **Megan Elizabeth Waller** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Megan Elizabeth Waller .**

Witness my hand and official seal this 24th day July, 2019

Terri E Marto
Notary Public
My commission expires: 4/4/~~19~~ 23

TERRI E MARTO
Commission #GG 317500
My Commission Expires
April 4, 2023

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Bradley Arthur Waller** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument as the Executor of **The Arther E. Waller Estate,** by themselves as Executor of the said **The Arthur E. Waller Estate,**

Witness my hand and official seal this 24th day of July, 2019

Terri E Marto
Notary Public
My Commission expires: 4/4/23

TERRI E MARTO
Commission #GG 317500
My Commission Expires
April 4, 2023

LT&E File #15806

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

