BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 300142 DEEDWARR
10/14/2019 08:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20191014-0104785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: 11/5/19

(AFFIX SEAL)

My Commission Expires Nov 5, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Montgomery Lehmberg and Stephen Crofford, Jr.	SAME	
(NAME)	(NAME)	142-10-B 8 CO
415 Belle Pointe Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **WILLIAM JOSEPH LEHMBERG, JR. AND KAREN G. LEHMBERG, TRUSTEES OF THE LEHMBERG FAMILY REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH MONTGOMERY LEHMBERG AND STEPHEN CROFFORD, JR., 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. 8 on the Plan of Phase I, Belle Pointe, of record in Plat Book 6250, pages 500 - 501, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Joseph Lehmberg, Jr. and Karen G. Lehmberg, Trustees of The Lehmberg Family Revocable Trust by deed dated July 25, 2019 from Marilyn Lyell, Diane Kay Demoski, Leann Rae Marquard and James Michael Ketelsen, of record in Instrument No. 20190726-0074006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 415 Belle Pointe Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 11th day of October, 2019

THE LEHMBERG FAMILY REVOCABLE TRUST

BY: WILLIAM JOSEPH LEHMBERG, JR., TRUSTEE
William Joseph Lehmberg, Jr, Trustee

BY: _____, Attorney in Fact
KAREN G. LEHMBERG, ATTORNEY IN FACT

BY: _____, Trustee
KAREN G. LEHMBERG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Karen G. Lehmberg with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of The Lehmberg Family Revocable Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 11th day of October, 2019.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Karen G. Lehmberg with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of William Joseph Lehmberg, Jr., Trustee of The Lehmberg Family Revocable Trust, and who further acknowledged that William Joseph Lehmberg, Jr. is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust and that Karen G. Lehmberg acknowledged that she executed the same as the free act and deed of William Joseph Lehmberg, Jr., Trustee of The Lehmberg Family Revocable Trust.

Witness my hand and official seal this 11th day of October, 2019.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires Nov 5, 2019