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

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00.

Affiant

Subscribed and sworn to me on 11/15/19.

NOTARY PUBLIC

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

Karen Johnson Davidson County
Batch# 316611 DEEDWARR
11/18/2019 09:21:06 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20191118-0118388

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Erik A. Lund, III Allison T. Lund 228 Harpeth Wood Drive Nashville, TN 37221	SAME	143 06 0A 042.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Candice J. McEver, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Erik A. Lund, III and Allison T. Lund, Husband and Wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot 8, PHASE TWO, HARPETH TRACE ESTATES, as shown on plat of record in Plat Book 5200, Page 556-558, 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 to Candice J. McEver, an unmarried woman, by Special Warranty Deed from Central Penn Capital Management, LLC, a Pennsylvania Limited Liability Company, of record in Instrument No. 20140114-0003480, in the Register's Office of Davidson County, Tennessee, dated January 10, 2014 and recorded on January 14, 2014.
>
> This is Improved property known as 228 Harpeth Wood Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 11/15/19.

Candice J. McEver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/14/19, before me personally appeared Candice J. McEver, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 11/14/19.

Claire H. Jenkins
NOTARY PUBLIC

My Commission Expires: 10/2/23

