# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 318067 DEEDWARR
11/21/2019 08:56:54 AM 2 pgs
Fees: $13.00 Taxes: $3,922.00
20191121-0120254

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,060,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2019.

Notary Public

COMMISSION EXPIRES: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Matthew Raymond<br>Kim Raymond | New owner | 116-12-0-117 |
| (NAME) | (NAME) | |
| 3905 Abbott Martin Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, I, **Robert B. Lankford, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Raymond and Kim Raymond, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, lying in the 7th Civil District of said County, being a part of a triangular tract of land lying along the east line of Lot No. 96-A and 98 an the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Back 421, Page 102 and 103, Registers Office for said County, and particularly shown on the Plat of a re-subdivision of part of Royal Oaks Subdivision, as of record in Book 974, page 4 and 5, Register's Office, and more particularly described awarding to a survey made by James A. Hamilton, the, Surveyor. dated October 29, 1955, as follows:

Beginning a point in the south margin of Abbott Martin Road at the northeast comer of Lot No. 96-A, said point being 560 feet. more or less. as measured along, a slight curve, easterly from the easterly margin of Lynwood Boulevard; thence along, the easterly line of Lot No-A, south 5 degrees 50" east 291 feet to the northeast corner of Lot No. 98, and continuing with the easterly line of Lot No. 98, south 16 degrees 45" east 96.12 feet to a point; thence due east 42.74 feet to a point; thence north 8 degrees 50" east 270.82 feet to a point in the southerly margin of Abbott Martin Road; thence with the margin of the same north 84 degrees 30 minutes west 157.75 feet to the beginning.

Being the same property conveyed to Robert B. Lankford, an unmarried man by Deed dated May 15, 2017 from Terri Beuerlein Lankford, recorded May 15, 2017, in Instrument Number 20170515-0048237, in the Official Records of Davidson County, Tennessee.

This property is not a marital status property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3905 Abbott Martin Road (House Number) (Street) (P.O. Address) Nashville TN (City or Town) (State) 37215 (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, successors 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, 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 this 20th day of November 2019.

Robert B. Lankford

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Robert B. Lankford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20th day of November 2019.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021