THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123790

Karen Johnson
Batch# 329020
12/13/2019 09:36:31 AM
Fees: $13.00 Taxes: $2,630.70

Davidson County
DEEDWARR
2 pgs

20191213-0128672

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $711,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Lehmann and Rebecca Lehmann 1517 Laurel Lake Dr Mont Eagle, TN 37356	New Owner	Tax Parcel ID No. 117-02-0-157.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gene A. Arender and Laura Arender, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Lehmann and Rebecca Lehmann, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, in Block 2, as shown on the map entitled E.L. Hampton's Subdivision of the Stokes Tract, of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GENE A. ARENDER and wife, LAURA ARENDER, by deed from CYNTHIA CATHERINE CONNERY, of record in Instrument No. 20070525-0062352, dated May 24, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-02-0-157.00.

Matters shown on the Plan of record in Plat Book 974, page 24, said Register's Office.

This is improved property located at 2903 Woodlawn Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2019.

Gene A. Arender

Laura Arender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gene A. Arender and Laura Arender, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2019.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____