THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191123780** Karen Johnson Davidson County Batch# 334129 DEEDWARR 12/26/2019 07:57:30 AM 4 pgs Fees: $23.00 Taxes: $2,808.30 20191226-0132675	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $759,000.00. Affiant Subscribed and sworn to before me, this 23 day of December, 2019. Notary Public My Commission Expires: 8-[illegible]-2021 KELLY GREENE ELROD STATE TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-16-2020

WARRANTY DEED

Address New Owner: William H. Metzinger IV and Courtney C. Metzinger 121A Lincoln Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-01-0-221.00

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, **Eric J. Baurle, a married man, as to a forty percent (40%) undivided interest, Anthony N. Harris, a married man, as to a forty percent (40%) undivided interest, and Craig S Freiberg, a married man, as to a twenty percent (20%) undivided interest, all as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William H. Metzinger IV and Courtney C. Metzinger, husband and wife,** ("Grantees"), their 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 No. 22, Block 3 on the Plan of The Courts of Bellemeade, of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric J. Baurle, as to a forty percent (40%) undivided interest; Anthony N. Harris, as to a forty percent (40 %) undivided interest; and Craig S. Freiberg, as to a twenty percent (20%) undivided interest, all as tenants in common by Quitclaim deed from 121 Lincoln Court Partners, a Tennessee general partnership of record in Instrument No. 20190212-0013071 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on February 12, 2019, Scriveners Affidavit recorded in Instrument No. 20190402-0029460.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 141, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 5512, Page 195, in the Register's Office for Davidson County, Tennessee.

Driveway Agreement of record in Instrument Number 20151207-0123121 and Instrument No. 20160505-0044646, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 121A Lincoln Court Nashville TN 37205

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 23rd day of December, 2019.

Eric J. Baurle

Anthony N. Harris

Craig S. Freiberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric J. Baurle and Anthony N. Harris with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig S. Freiberg with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

NOT ONE AND THE SAME

I, Anthony N. Harris, hereby affirm that I am not one and the same as Anthony Harris who has a judgment against him of record in Instrument No. 201920506-0042056, Register's Office for Davidson County, Tennessee.

Anthony N. Harris

Notary Public
My Commission expires:

ABRY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certification

I, Kelly Greene Elrod, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-6-2022

Notary' Seal (if on paper)

