WARRANTY DEED

Karen Johnson Davidson County
Batch# 348490 DEEDWARR
01/27/2020 08:21:08 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200127-0009128

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0012

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bart G. Lewis and Hannah N. Lewis	Community Financial Svcs Bank	Map: 086040A00500
(NAME) 4309 Oakcrest Lane	(NAME) PO Box 467	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Benton, KY 42025-0467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER ROBERT BAINBRIDGE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BART G. LEWIS, A MARRIED MAN AND HANNAH N. LEWIS, HIS WIFE,

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. 76 on the Plan of Oakcrest, Phase 1-B, of record in Plat Book 6900, at page 385, Register's Office for said County, to which reference if hereby made for a more complete description.

Being the same property conveyed to Christopher Robert Bainbridge, by deed from Kelly Ann Metzgar Bainbridge, of record in Instrument No. 20120322-0024606, dated March 2, 2012, also see Warranty Deed in Instrument No. 20050310-0026732, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 385, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7308,Page 874, amended in Book 9277, Page 830, Register's Office for said County.

Storm Water Detention Agreement of record in Book 7233, Page 802, Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 6900, Page 384, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 7589, Page 20 and Book 7662, Page 385, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Book 7665, Page 798, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4309 Oakcrest Lane, Hermitage, TN 37076
(House No.) (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 our hands this 24th day of January, 2020.

Christopher Robert Bainbridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Robert Bainbridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of January, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.