(2) Return to:
BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 357754 DEEDWARR
02/13/2020 10:08:53 AM 2 pgs
Fees: $13.00 Taxes: $1,015.65
20200213-0016609

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

CRT File No. 191224059

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $274,500.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 7th day of February, 2020.

Notary Public
My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

County Of Williamson
STATE OF TENNESSEE NOTARY PUBLIC
Melanie D. DuRard
My Comm. Expires January 30, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Raymond Lange 991 Beech Bend Drive Nashville TN 37221	First Bank 318 Seaboard Ln. Ste. 205 Franklin, TN 37067	Tax Parcel ID No. 156-05-0-005.00

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, **Wesley Williams and Abigail Williams, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Bryan Raymond Lange, an unmarried man**, ("Grantees"), his 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. 775 on the Plan of Section Four- First Addition, Harpeth Woods of record in Book 5200, Page 635, 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 Wesley Williams and Abigail Williams, husband and wife by Warranty deed from Jonathan Haston Wardle, a single man of record in Instrument No. 20170728-0076904 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 28, 2017.

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 not yet lien due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Book 5200, Page 635, Register's Office for Davidson County, Tennessee.

This is improved property located at 991 Beech Bend Drive Nashville TN 37221

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 7th day of February, 2020.

Wesley Williams by Abigail Williams as Attorney-in-Fact

Abigail Williams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Abigail Williams, 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 7th day of February, 2020.

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 WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abigail Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Wesley Williams and that she is authorized by Wesley Williams to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of February, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021