Karen Johnson Davidson County
Batch# 374969 DEEDWARR
03/19/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20200319-0030429

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Christopher Justin Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Justin Lee	Regions Bank d/b/a Region Mortgage	
(NAME) 185 Cobblestone Pl Apt 119	(NAME) 2050 Parkway Circle RCN-16 Mail Code AL BH4016013	05205025800
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Birmingham, AL 35244	
(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, **Robert E. Lee, a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Justin Lee, Unmarried Man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 2, SANFORD MANOR, as shown on plat of record in Plat Book 6900, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

FOR INFORMATION PURPOSES ONLY: 876 Idlewild Drive, Madison, TN 37115

Being the same property conveyed to Robert E. Lee by virtue of that certain Quit Claim Deed dated August 20, 2019, and being of record at Instrument No. 20190820-0083524, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Ian S. Osborne by virtue of Warranty Deed dated June 19, 2007 at Instrument No. 20070622-0074756, in the amount of $114,400.00 in the said Register's Office.

Seller warrants that this property is not his primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 63, in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 876 Idlewild Dr. Madison, TN 37115
(House Number) (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 my hand this 18th day of March, 2020.

Robert E. Lee

Robert E. Lee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert E. Lee** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2020.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21