

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 381983 DEEDWARR
04/06/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20200406-0036299

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Nicholas Masuhr Jr. & Megan Masuhr	Same As Owner	114070B18500CO
(NAME)	(NAME)	
1748 Haleys Hope Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE,

GREGORY BREWER ANDERSON, A SINGLE MAN,

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

KENNETH NICHOLAS MASUHR JR. AND MEGAN MASUHR, HUSBAND AND 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. 64 on the Plan of Section Seven. Addition to Westchase R20 Cluster Lot P.U.D. of record in Plat at Instrument No. 20051202-0144886, as corrected by Surveyors Certificate of Correction recorded in Instrument No. 20070627-0076862 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 Chad Swiney, a single man, and Gregory Brewer Anderson, a single man by Deed dated October 24, 2016 from Tania Weathers and husband, Spencer Weathers, recorded November 15, 2016, in Instrument Number 20161115-0120332, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Gregory Brewer Anderson by Quitclaim Deed from Chad Swiney, a single man, and Gregory Brewer Anderson, a single man, dated _____, 2020, of record in Instrument No. 202004060036298__, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1748 Haleys Hope Ct., Nashville, TN 37209

LT&E File #16413

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/our hand(s) this 9 day of March, 2020.

Gregory Brewer Anderson

STATE OF Tennessee
COUNTY OF Williamson

On this 9 day of March, 2020 before me, a notary public, personally appeared Gregory Brewer Anderson, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10/31/2023

LT&E File #16413

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 19 day of November, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Sheppard
Notary Public

TENNESSEE NOTARY PUBLIC

My Commission Expires: 8.22.21