Karen Johnson Davidson County
Batch# 401045 DEEDWARR
05/15/2020 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20200515-0050765

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200426154**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2020. Notary Public My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Russell W. Lewis, III and Faye L. Lewis 1812 Kingsbury Drive Nashville TN 37215	Send Tax Bills To: LOANDEPOT.COM, LLC 4800 N SCOTTSDALE RD. STE 3800 SCOTTSDALE, AZ 85251	Tax Information: Tax Parcel ID No. 158-07-0-015.00

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, **George Thomas Hahn, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Lewis, III and wife, Faye Lewis** ("Grantees"), their successors, 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. 509 on the Plan of Hillsboro Park Section IX of record in Plat Book 2663, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a point in the southerly margin of Kenwood Drive at the corner of Lot Nos. 508 and 509, thence with the line between said lots, southeasterly 214 feet to a point; thence southwesterly 251.4 feet to a point, thence northwesterly 132.9 feet to the southeast terminus of Kingsbury Drive, shown on said plan; thence along the East line of said drive, northwesterly 50 feet to the beginning of a curve, thence around said curve, northerly 39.3 feet to the southerly margin of Kenwood Drive; thence with the margin of said drive, northeasterly 222 feet, to the point of beginning.

Being the same property conveyed to George Thomas Hahn and wife, Charlotte Hahn by Warranty deed from William D. Gibbons and wife, Arenna Gibbons of record in Book 5861, page 316, Register's Office for Davidson County, Tennessee, dated March 03, 1982 and recorded on March 15, 1982.

The said Charlotte Hahn, now being deceased on October 20, 2007, in Davidson Co., Tennessee.

Frances Hahn joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of George Thomas Hahn.

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 2663, Page 97, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 2435, page 237, as amended in Book 2603, page 440, and placed on premises by instrument of record in Book 2855, page 475, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easements and other rights with reference to water lines, mains, and supply as set out in contract of record in Book 872, page 505, in the Register's Office for Davidson County, Tennessee.
Easement for transmission line granted United States of America by grant of record in Book 2276, page 402, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1812 Kingsbury Drive Nashville TN 37215

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, Grantors have executed this instrument on this 8th day of May, 2020.

George Thomas Hahn

Frances Hahn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Thomas Hahn and Frances Hahn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2020.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022