This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7176

Karen Johnson Davidson County
Batch# 426216 DEEDWARR
06/25/2020 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200625-0068779

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brad M. Lindsay and Caroline J. Lindsay 3123 Stafford Drive Nashville, TN 37214	First National Bank of Middle Tennessee 1608 Williams Drive Murfreesboro, TN 37130	085-07-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richard J. Conklin and wife, Janice Elaine Conklin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brad M. Lindsay and Caroline J. Lindsay, husband and wife**, hereinafter called the Grantee(s), 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. 196 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, Pages 83 and 84, 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 Richard J. Conklin and wife, Janice Elaine Conklin, by deed from Richard J. Conklin and Elaine Conklin, Trustees, under the Richard J. Conklin or Elaine Conklin Joint Revocable Living Trust Agreement, under Agreement dated October 21, 1997, of record in Instrument No. 20011101-0119231, Register's Office for Davidson County, Tennessee, dated October 24, 2001 and recorded on November 1, 2001. Also see Quitclaim Deed in Book 11632, Page 846, Quitclaim Deed in Book 11608, Page 301, Quitclaim Deed in Book 10854, Page 822, Quitclaim Deed in Book 10681, Page 317, Quitclaim Deed in Book 10681, Page 315, Quitclaim Deed in Book 10478, Page 504 and Warranty Deed in Book 10472, Page 662, said Register's Office.

This is improved property located at: **3123 Stafford Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 23rd day of June, 2020.

GRANTOR:

Richard J. Conklin

Janice Elaine Conklin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard J. Conklin and Janice Elaine Conklin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged thatthey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

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