PREPARED BY: ~~RETURNED TO:~~
BANKERS TITLE & ESCROW CORP
5107 ~~MARYLAND WAY, SUITE 115~~
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728672

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $443,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 28th day of July, 2020.

Kim Murray
Notary Public
My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 445391 DEEDWARR
07/29/2020 10:35:41 AM 2 pgs
Fees: $13.00 Taxes: $1,639.10
20200729-0083325

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Rose Lanchak 401 Bowling Avenue, Unit 72 Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0A-064.00 CO

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, **William W. Martin and Lauren B. Martin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emily Lanchak, a single woman**, ("Grantee"), her 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 Building Site No. 64 located on Lot No. 1 , as shown on the map entitled Richmeade Place Section IV, of record in Plat Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM W. MARTIN and LAUREN B. MARTIN, husband and wife, by deed from JOHN S. ORR JR., of record in Instrument No. 20180815-0080799 , dated August 13, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-13-0A-064.00 CO.

Matters shown on the Plan of record in Plat Book 5210, page 16, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5039, page 256 and Book 5238, page 385, said Register's Office.

This is improved property located at 401 Bowling Avenue, Unit 72 Nashville TN 37205

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 28th day of July, 2020.

William W. Martin by Kate Rosenthal, his Attorney-in-Fact

Lauren B. Martin by Kate Rosenthal, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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 William W. Martin and Lauren B. Martin and that she is authorized by William W. Martin and Lauren B. Martin to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of July, 2020.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022