Karen Johnson Davidson County
Batch# 452438 DEEDWARR
08/07/2020 11:45:41 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20200807-0088124

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2020.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: January 8, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Lenox	Loandepot.com	Parcel ID: 130 01 0 134.00
(NAME)	(NAME)	
232 B Harding Place	26642 Towne Centre Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laura Kelly Christopher, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Lenox,** unmarried man, 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 the Southeasterly portion of Lot No. 26 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, Pages 94 and 95 and as delineated on the Plan of Bel-Re Villa Zone-Lot Division Lot 26 Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 5800, Page 171, all in said Register's Office, and described more particularly as follows:

Beginning at a point in the Northeasterly margin of Harding Place at the common front corners of Lots 25 and 26 of the said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence with said Northeasterly margin, North 34 degrees 47' 30" West 30 feet to a point, being the Northwesterly corner of the herein described tract; thence leaving the Northeasterly margin of Harding Place, North 56 degrees, 13' 28" East, 118.97 feet to a point: thence North 54 degrees 3' 23" East 30.2 feet to a point; thence North 35 degrees 56' 37" West 2.0 feet to a point; thence North 54 degrees 03' 23" East 4.9 feet to a point: thence South 35 degrees 56' 37" East 2.0 feet to a point: thence North 54 degrees 3' 23" East 57.94 feet to a point in the Southwesterly line of Lot No. 58 on said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence with said Southwesterly line South 34 degrees 47' 30" East 31.69 feet to the common rear corners of said Lots 25 and 26; thence South 55 degrees 44' West 211.7 feet to the point of beginning.

Together with an access easement for ingress and egress to and from Harding Place across the Westerly portion of said property.

Being the same property conveyed to Laura Kelly Christopher, unmarried, by Warranty Deed from Clayton T. King, of record in Instrument No. 20001214-0123239, in the Register's Office of Davidson County, Tennessee, Dated November 16, 2000 and recorded on December 14, 2000.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 232 B Harding Place , Nashville, TN 37205

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 our hands this 6 day of August, 2020

Laura Kelly Christopher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Laura Kelly Christopher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON