Karen Johnson Davidson County
Batch# 460283 DEEDWARR
08/19/2020 02:04:43 PM 2 pgs
Fees. $13.00 Taxes: $3,219.00
20200819-0093564

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

CRT File No. 200728846

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $870,000.00.

Jennifer Lambert
Affiant

Subscribed and sworn to before me, this 18th day of August, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brock Lambert and Jennifer Lambert 104 Woodmont Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 116 08 1A 001.00

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, **Barbara F. McLeod, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brock Lambert and Jennifer Lambert, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 104 of Woodmont Circle Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Woodmont Circle Homes, a Horizontal Property Regime, of record in Instrument Number 20150622-0059728, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Barbara F. McLeod, by Quitclaim Deed from Robert L. McLeod, of record in Instrument No. 20190918-0094787, in the Register's Office of Davidson County, Tennessee, dated September 18, 2019 and recorded on September 18, 2019.

Being the same property conveyed to Robert L. McLeod and Barbara F. McLeod, husband and wife, by Warranty Deed from SR Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160608-0057936, in the Register's Office of Davidson County, Tennessee, dated June 07, 2016 and recorded on June 08, 2016.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, as recorded in Plat Book 421, Page(s) 100.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CRT-20-104

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150622-0059728 as amended at Instrument No. 20160401-0031237 and Instrument No. 20160421-0038660.

This is improved property located at 104 Woodmont Circle 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 18th day of August, 2020.

Barbara F. McLeod

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara F. McLeod, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022