Karen Johnson Davidson County
Batch# 461103 DEEDWARR
08/20/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20200820-0094169

Name and Address of New Owner:
Layla Hebert and Robert Michael Hebert Jr.,
wife and husband,
1101 Sparta Rd.
Nashville, TN 37205

Send Tax Statements To:
~~Robert M. Hebert, Jr and Layla Hebert~~
Studio Bank
124 12th Ave. S, Ste 400
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20071388

Map and Parcel: 115-02-0-077.00

WARRANTY DEED

For and in consideration of the sum of ten 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, **Christian R. Buchert and Ann K. Newlin, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Layla Hebert and Robert Michael Hebert Jr., wife and husband,**, 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 Lot No. 149 on the Plan of Crest Meade, Section III of record in Book 2331, Page 150, 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 Christian R. Buchert and Ann K. Newlin, husband and wife by Warranty Deed from Dirk G. Wiley and Kelly L. Gallutia of record in Instrument No. 20171201-0122947, Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

Being the same property conveyed to Christian R. Buchert and Ann K. Newlin, husband and wife by Warranty Deed from Dirk G. Wiley and Kelly L. Gallutia of record in Instrument No. 20171201-0122947, Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

This conveyance is subject to the following:

1. Subject to all matters shown on the Plan of record in Book 2331, Page 150, Register's Office for Davidson County, Tennessee.

2. Taxes for the year 2020, a lien not yet due and payable.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1101 Sparta Rd., 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 assigns, 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 hand this 18th day of August, 2020.

Christian R. Buchert

Ann K. Newlin

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

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

Notary Public My Commission Expires 04/17/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $564,900.00.

Affiant Signature

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

Notary Public
My ~~Commission~~ Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY