(1)

Prepared By & ~~Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2428

Return To:
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VAL
WHICHEVER IS GREATER, FOR THIS TF
$282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of August, 2020

Notary Public

Commission Expires: 12/05/2020

Karen Johnson Davidson County
Batch# 463236 **DEEDWARR**
08/25/2020 11:26:38 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20200825-0096086

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peter Lindquist 1212 Laurel St. #1612 Nashville, TN 37203	New Owner	054-09-0A-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Calvin B. McCain and wife, Pamela White McCain

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Lindquist, an 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 Lot No. 6 on the Plan of Final Plat of Lake Shore Pointe and Resubdivision of Lot 1 of the Villas of Lakemeade Phase II of record in Plat at Instrument No. 20040903-0106917, 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 Calvin B. McCain and wife, Pamela White McCain by Warranty deed from Vay, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20040914-0110661 Register's Office for Davidson County, Tennessee, dated September 10, 2004 and recorded on September 14, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3037 Lakeshore Drive, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of August, 2020.

Calvin B. McCain

Pamela White McCain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Calvin B. McCain and Pamela White McCain** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2020.

Notary Public
My Commission Expires: 7/29/2024

(Notary Seal)

