# WARRANTY DEED

Karen Johnson Davidson County
Batch# 474400 DEEDWARR
09/11/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20200911-0104055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,725,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7637B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| The Harlan Family Trust, dated August 21, 2018 | New Owner | 131-13-0-036-00-CO |
| 1608 Tynewood Drive | | |
| Nashville, TN 37215-4214 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**STEPHEN A. LASHER, JR. AND MELISSA LASHER, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST, DATED AUGUST 21, 2018**

HEREINAFTER CALLED THE GRANTEE(S), 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. 264 on the Plan of Section II, Tynewood Estates, of record in Book 2900, Pages 89 and 90 Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Tynewood Drive at the corner of Lots 264 and 265; thence with the line between said lots, northerly 202 feet to a corner of Lot No. 263; thence with the line between said lots Northwesterly 142.50 feet to a point in the Easterly margin of Skymont Drive; thence with the margin of the same Southwesterly 230.7 feet to the beginning of a curve; thence around said curve, Southeasterly 41.7 feet to the Northerly margin of Tynewood Drive; thence with the margin of the same, Easterly, partly around a light curve, 285.1 feet to the point of beginning.

Being the same property conveyed to Stephen A. Lasher, Jr. and Melissa Lasher, husband and wife by Warranty Deed from Hybrid Phoenix Holdings, LLC, of record in Instrument No. 20141112-0104005, Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 12, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1608 Tynewood Drive, Nashville, TN 37215-4214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 11th day of September, 2020.

Stephen A. Lasher, Jr.

Melissa Lasher

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, STEPHEN A. LASHER, JR. AND MELISSA LASHER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2020.

Notary Public

My Commission Expires: 1-2/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 20-7637B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 160**

**Brentwood, TN 37027**

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY