Karen Johnson Davidson County
Batch# 476283 DEEDWARR
09/15/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20200915-0105439

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829502** **1-8558-AP**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2020. ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 1/3/2023

WARRANTY DEED

Address New Owner: Elizabeth W. Moreton and Andrew C. Moreton 3804A Abbott Martin Road Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Cadence Bank 3500 Colonnade Pkwy #600 Birmingham AL 35243	Tax Information: Tax Parcel ID No. 116 12 0 098.00

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, **Charles Daniel Lockhart and Lindsey D. Lockhart, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth W. Moreton and Andrew C. Moreton, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sargent Subdivision, The Resubdivision of Lot No. 20, Block "D", Woodmont Lane Homesites, of record in Plat Book 8250, Page 465, 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 Charles Daniel Lockhart and wife, Lindsey D. Lockhart, by Warranty Deed from Andrew B. Nielson and wife, Josie W. Nielson, formerly known as Josie W. Hale, of record in Instrument No. 20190718-0070458, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 18, 2019.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sargent Subdivision, The Resubdivision of Lot No. 20, Block "D", Woodmont Lane Homesites, as recorded in Plat Book 8250, Page(s) 465.

Easement for Joint Driveway, recorded in Instrument No. 20081126-0115834.

This is improved property located at 3804A Abbott Martin Road Nashville TN 37215

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 14th day of September, 2020.

Charles Daniel Lockhart
BY: Jake Griffin, Attorney-in-fact

Lindsey D. Lockhart
BY: Jake Griffin, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jake Griffin , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Charles Daniel Lockhart and Lindsey D. Lockhart and that he is authorized by Charles Daniel Lockhart and Lindsey D. Lockhart to execute this instrument on their behalf

Witness my hand, at office, this 14th day of September, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 9, 2023

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

