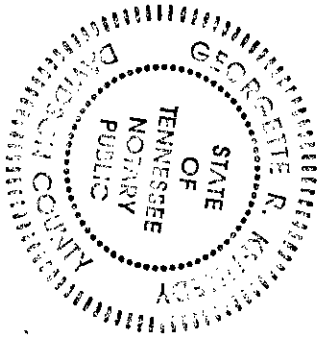
(1)

Karen Johnson Davidson County
Batch# 478298 DEEDWARR
09/18/2020 09:30:55 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20200918-0107040



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2020.

Notary Public

My commission expires: 03-08-21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Harold R. Stein, III	Navy Federal Credit Union	**073-09-0-134.00**
1820 Willow Springs Drive	820 Follin Lane	
Nashville, TN 37216	Vienna, VA 22180	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Brooke Shippee and Isaac Kimes, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Harold R. Stein, III

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 41 on the Plan of Henderson Gardens, Section I of record in Plat Book 2900, Page 75, 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 Brooke Shippee, an unmarried woman and Isaac Kimes, an unmarried man by Warranty deed from Doug Brooks, married of record as Instrument No. 20170331-0031521 Register's Office for Davidson County, Tennessee..

This is improved property known as **1820 Willow Springs Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of September, 2020.

Brooke Shippee

Isaac Kimes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brooke Shippee and Isaac Kimes, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of September, 2020.

Notary Public
My Commission Expires: 8.20.2022

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title File No. 20-000203-528