THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 498370 DEEDWARR
10/19/2020 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20201019-0121377

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Casey Krolewicz and Sara Krolewicz 247 Wallace Road Nashville, TN 37211	InterLinc Mortgage Services 5875 N. Sam Houston Pkwy West Suite 300 Houston, TX 77086	148-01-0-005

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joseph Mack Lambert, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Casey Krolewicz and Sara Krolewicz, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 175, on the Plan of Hillbrook, Section 3, as shown on plat of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard J. Barnwell, and wife Velda G. Barnwell, their heirs and assigns, by Warranty Deed from Garner I. Fink, Jr. and wife, Wayna J. Fink, of record on April 29, 1969, at Book 4329 Page 64, Davidson County Register of Deeds. Further being the same property conveyed Joseph Mack Lambert, a single man, by Warranty Deed from Cindy Birdsong, Executrix of the Estate of Richard J. Barnwell, of record on February 21, 2020, at Instrument No. 20200221-0019327, Davidson County Register of Deeds.

This is property commonly known as 247 Wallace Road Nashville, TN 37211.
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, this 7 **day of October, 2020:**

Joseph Mack Lambert

Joseph Mack Lambert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Mack Lambert,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of October, 2020:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$395,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7 DAY OF October, 2020.

Notary Public

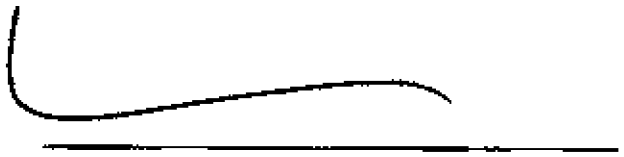
My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

202010190121377

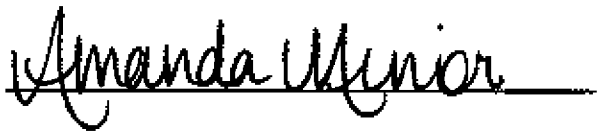
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

