WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9177-MG

Karen Johnson Davidson County
Batch# 501615 DEEDWARR
10/26/2020 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,077.74
20201026-0123864

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $561,550.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2030LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Angela Elliott Linebaugh and Quinlan Scott Linebaugh	New Owner	
1236 Lighthouse Place		172 09 0A 251.00
Brentwood, TN 37027		

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, WE,

DEREK BIARD AND MEGAN BIARD, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANGELA ELLIOTT LINEBAUGH AND QUINLAN SCOTT LINEBAUGH, WIFE AND HUSBAND

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. 205 on the plan of Section Five B Banbury Crossing, of record in Instrument No. 20040618-0072253, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Derek Biard and Megan Biard, by Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-1CB, Mortgage Pass-Through Certificates, Series 2005-1CB, of record in Instrument No. 20120614-0052309, in the Register's Office of Davidson County, Tennessee, dated April 27, 2012 and recorded on June 14, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE B BANBURY CROSSING, as recorded in Instrument No. 20040618-0072253.

4. Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 4148, Page 261.

5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10369, Page 48 and Supplementary recorded in Book 10962, Page 516 and Adoption recorded in Book 10970, Page 943 and Amendments recorded in Instrument Nos. 20030728-0105031 and 20051020-0126681.

6. Covenants, Conditions and Restrictions as set forth in Tree Preservation Restriction recorded in Instrument No. 20041006-0120756.

This is improved property known as 1236 Lighthouse Place, Brentwood, TN 37027

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 our hand on the 2nd day of October, 2020.

Derek Biard

Megan Biard

Megan Biard

STATE OF TENNESSEE

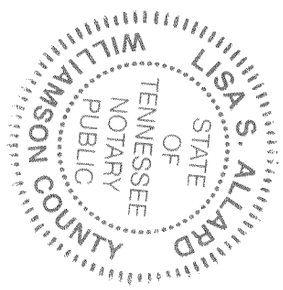
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DEREK BIARD AND MEGAN BIARD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 2nd day of October, 2020.

Notary Public

My Commission Expires: 9-29-2021



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

