THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2673
Parcel ID: 117-07-0-044

Property Address:
2003 Lombardy Avenue, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 519536 DEEDWARR
11/20/2020 12:58:20 PM 2 pgs
Fees: $13.00 Taxes: $5,231.80

20201120-0136889

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NEW OWNER

Address of New Owner:
Brandon Haumschilt
2003 Lombardy Ave
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MICHAEL FRANK WALTON and ADRIAN CORCORAN WALTON, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BRANDON HAUMSCHILT,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit: UNMARRIED

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the A. B. Montgomery Land as of record in Plan Book 1, Page 22, Chancery Court of Nashville. Being part of Lot Nos. 38, 39 and 40 of Block "A" on the Map of Walter Stokes Home Place Subdivision, as of record in Book 974, Page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 30, 1949, and more fully described as follows: beginning on the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to Walter S. Blankenship by deed from Robert H. Perry and wife, of record in Book 1284, page 283, said Register's Office; thence with Blankenship's easterly line southerly 203 feet to an iron pin, Blankenship's southeast corner; thence eastwardly 150 feet to an iron pin; thence northwardly 178.7 feet to an iron pin at the soutehrly margin of Lombardy; thence with said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to MIKE WALTON and ADRIAN WALTON, husband and wife by Deed dated October 3, 2014 from ADRIAN CORCORAN WALTON fka ADRIAN L. LEMASTER, recorded October 7, 2014, in Instrument Number 20141007-0092685, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 2003 Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 1, page 22 and Plat Book 974, page 92, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 4088, page 893, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 16th day of November, 2020.

MICHAEL FRANK WALTON

ADRIAN CORCORAN WALTON

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 MICHAEL FRANK WALTON and ADRIAN CORCORAN WALTON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 16th day of November, 2020.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,414,000.00.

~~Affiant~~

SWORN TO and subscribed before me on this 16th day of November, 2020.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

My Commission Expires:
7/9/24