Karen Johnson Davidson County
Batch# 520971 DEEDWARR
11/25/2020 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20201125-0138189

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9762-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2020.

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

Notary Public
My Commission Expires: 8-20-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Bach and Jessica Bach 4950 Old Hickory Boulevard Nashville, TN 37218	Legacy Home Loans 4004 Hillsboro Pike Suite 216 B Nashville, TN 37215	067-00-0-127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael W. Lamberson and Linda Lamberson, husband and wife** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Bach and Jessica Bach, husband and wife**, hereinafter called the Grantee(s), his/her/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, described as follows:

Tract No. 8 begins at an iron pin in the Easterly margin of Old Hickory Boulevard, said iron pin being located in the common corner between Tract No. 8 and Tract No. 9; thence North 86 degrees East 718.97 feet to an iron pin; thence South 36 degrees 1 minute East 328.79 feet to an iron pin; thence North 89 degrees 55 minutes West 895.38 feet to an iron pin located in the Easterly margin of Old Hickory Boulevard; thence along said margin North 4 degrees West 211.14 feet to the point of beginning, said tract contain 4.45 acres, more or less.

Being Tract Nos. 9 and 10 of the Edie I. Bateman Farmer heirs lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones and Moore Company, Inc., Dickson, Tennessee, dated March 21, 1975, as follows:

Said Tract No. 9 begins at an iron pin on the Easterly margin of Old Hickory Boulevard, said point being located North 4 degrees 00 minutes West 421.14 feet from the Northerly boundary of the property conveyed to Leonard Barns of record in Book 2876, page 300, Register's Office for said County; thence with the common line between Tract No. 8 and Tract No. 9 North 86 degrees 00 minutes East 718.97 feet to an iron pin in the Southeasterly margin of Old Hickory Boulevard; thence around a curve to the left having a radius of 718.97 feet, a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

Said Tract No. 10 begins at an iron pin on the Southerly margin of Old Hickory Boulevard, said point being the common corner of Tracts No. 9 and 10; thence South 65 degrees 00 minutes 30 seconds East 718.97 feet to a point in the common corner of Tract 9 and 10 and in the Southwesterly boundary of Tract 11; thence North 36 degrees 01 minutes West 718.97 feet to the Southerly margin of Old Hickory Boulevard; thence along a curve to the left having a radius of 718.97 feet a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

Tract No. 8 being the same property vested in Affiliated Building Services, Inc. by Decree for Redemption issued in File Tax Civil Action No. 00-781-III, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No. 20011005-0108498 in the Register's Office for Davidson County, Tennessee.

Tract No. 9 and Tract No. 10 being the same property vested in Affiliated Building Services, Inc. by Decree for Redemption issued in File-Tax Civil Action No. 00-781-III, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No. 20011005-0108497 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael W. Lamberson by Warranty Deed from Kenneth M. Brown and wife, Karen R. Brown, of record in Instrument No. 20040426-0046998 Register's Office for Davidson County, Tennessee, dated April 23, 2004 and recorded on April 26, 2004, and Re-recorded on May 03, 2004 in Instrument No. 20040503-0050152.

Linda Lamberson joins in the execution of this instrument to convey any and all martial rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **4950 Old Hickory Boulevard, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2021 taxes, not yet due and payable and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is 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. Whenever 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, Grantor has executed this instrument on this 19th day of November, 2020.

GRANTOR:

Michael W. Lamberson

Linda Lamberson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael W. Lamberson and Linda Lamberson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202011250138189

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)