Karen Johnson Davidson County
Batch# 544743 DEEDWARR
01/04/2021 02:46:30 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10
20210104-0000836

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2015012

WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2020.

Dana Warsop
NOTARY PUBLIC

My commission expires: 2/27/2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kody D. Lambright 1104 Crestfield Drive Nashville, TN 37211	Same address as new owner	172-12-0B-046.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Three Thousand and 00/100 Dollars ($343,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW T. BLANKENSHIP AND JENNY DEW BLANKENSHIP, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KODY D. LAMBRIGHT, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 443, Bradford Hills, Section 3, as shown on plat of record in Book 7900, page 239, and Boundary Survey of record in Book 7900, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew T. Blankenship and Jenny Dew Blankenship, husband and wife, from Maria F. Dongas, a married person, by Warranty Deed dated May 3, 2017 and recorded May 9, 2017 in Instrument #20170509-0045782, said Register's Office.

This conveyance is made subject to all matters as shown as shown on plat of record in Book 7900, page 239, and Boundary Survey of record in Book 7900, page 6; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of December, 2020.

Matthew T. Blankenship by Jenny Dew AIF

MATTHEW T. BLANKENSHIP BY JENNY DEW BLANKENSHIP, ATTORNEY IN FACT

Jenny Dew Blankenship

JENNY DEW BLANKENSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matthew T. Blankenship by Jenny Dew Blankenship, as his Attorney in Fact, and wife, Jenny Dew Blankenship, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as Attorney in Fact for Matthew T. Blankenship, and individually as her own act and deed.

WITNESS my hand and seal, this the 28th day of December, 2020.

Jennifer L. Pennell

Notary Public

Jennifer L. Pennell

Printed Notary Name

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY