PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 544766 DEEDWARR
01/04/2021 03:08:49 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210104-0000867

W & I Ref: (DM) Title No.: 61516
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Olivia Herbert Lehning Benjamin Lehning 438 Bellingrath Drive Nashville, TN 37211	Essex Mortgage 2200 West Orangewood Ave Ste 150 Orange CA 92868

TAX MAP PARCEL NUMBERS: 14702002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas R. Herbert and Malorie H. Herbert**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Olivia Herbert Lehning and Benjamin Lehning**, husband and wife, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

438 Bellingrath Drive, Nashville, TN 37211:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Abbay Hall, Section II, of record in book 2331, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Herbert and wife, Malorie H. Herbert by Warranty Deed from Grace W. Trussell and husband, Mark A. Trussell, dated May 20, 2015 and recorded on May 21, 2015, of record in Instrument No. 20150521-0047066, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 2331, page 38, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Bellingrath Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as 438 Bellingrath Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2020.

Thomas R. Herbert **Malorie H. Herbert**

State of Tennessee

County of Davidson

On this 30th day of December, 2020, before me the undersigned authority, personally appeared Thomas R. Herbert and Malorie H. Herbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Sworn and subscribed before me this 30th day of December, 2020.

My Commission Expires: _____ Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024