THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131869** Karen Johnson Davidson County Batch# 549165 **DEEDWARR** 01/07/2021 09:58:01 AM 2 pgs Fees: $13.00 Taxes: $1,813.00 20210107-0003177	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Janet L McNeese Affiant Subscribed and sworn to before me, this 5th day of January, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Allurant Homes, LLC, a Tennessee limited liability company and Shawn Smith	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 12 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Edward Gamble, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allurant Homes, LLC, a Tennessee limited liability company and Shawn Smith**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 of Block D on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, said Register's Office.

Said Lot No. 41 of Block D Fronts 100 feet on the Southerly margin of Auburn Lane and extends back 150.01 feet on the Easterly line and 161.8 feet on the Westerly line to a dead line in the rear, measuring 45 feet thereon.

Being the same property conveyed to George Edward Gamble, III, unmarried, by Warranty Deed from G. Scott Haley, unmarried, of record in Book 10919, Page 543, in the Register's Office of Davidson County, Tennessee, dated May 01, 1998 and recorded on May 06, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Lane Homesites, as recorded in Plat Book 1130, Page(s) 13.

Easement recorded in Book 1071, Page 420.

This is improved property located at 4005 Auburn Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of January, 2021.

George Edward Gamble, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Edward Gamble, III, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2021.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY