WARRANTY DEED

Karen Johnson Davidson County
Batch# 578832 DEEDWARR
02/25/2021 12:14:37 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20210225-0023966

G-SB-VRES-20-02813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
William Jackson Brasher and Meagan Van Buren Brasher	**F&M Bank**	
(NAME)	(NAME)	**104-11-0209.00**
2813 Hillside Dr	**P.O. Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN LAMB AND BRIDGET E. ORR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM JACKSON BRASHER AND MEAGAN VAN BUREN BRASHER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 27, in Block 7, on the Map of Fairfax Place, as of record in Book 547, Page 137 and 138, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the southerly margin of Hillside Drive, at the corner of Lots 26 and 27; thence, running southerly with the line between said two lots, 208 feet to the corner of Lot Nos. 6, 26 and 27; thence, easterly with the line between Lot Nos. 6 and 27, 71 feet to the southwest corner of Lot 5; thence, northerly with the line between lots 5 and 27, 70 feet to a point 18 feet 6 inches southerly from the corner of Lot No. 28; thence, northwesterly and parallel with the line between Lot Nos. 27 and 28, 206 feet 6 inches to the southerly margin of Hillside Drive; thence, westerly with the southerly margin of said Drive, 100 feet to the Beginning.

Being the same property conveyed to Jonathan Lamb and Bridget E. Orr, husband and wife by Warranty deed from D. Brent Polk and Terry Carr-Hall, both unmarried, as joint Tenants with rights of survivorship of record in Instrument No. 20100629-0050612 Register's Office for Davidson County, Tennessee, dated June 18, 2010 and recorded on June 29, 2010.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 137 and 138, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 723, Page 793, in the Register's Office for Davidson County, Tennessee/
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2813 Hillside Dr, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22nd DAY OF FEBRUARY, 2021.

Jonathan Lamb by Sullivan F. Marsden, Attorney in Fact
Jonathan Lamb by Sullivan F. Marsden,
Attorney in Fact

Bridget E. Orr by Sullivan F. Marsden, Attorney in Fact.
Bridget E. Orr by Sullivan F. Marsden,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sullivan F. Marsden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument oin behalf of JONATHAN LAMB AND BRIDGET E. ORR, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN LAMB AND BRIDGET E. ORR.

Witness my hand and official seal, this the 22nd of February, 2021.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212