Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233456

Karen Johnson Davidson County
Batch# 593541 **DEEDWARR**
03/17/2021 10:47:31 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210317-0035182

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2021.

Notary Public
My Commission Expires: 05/03/2021

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter Travis Lyman, Sr. and Peter Travis Lyman, Jr. 814 Beazer Ln Nashville TN 37013	New Owner	Tax Parcel ID No. 163 11 0C 054.00

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, **Robert E. Bala and Dorothy E. Bala, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Travis Lyman, Sr., unmarried, and Peter Travis Lyman, Jr., married, as joint tenants with right of survivorship**, ("Grantees"), their 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. 54 as shown on the Plan of Revised Bell Forge Village, III, of record in Plat Book 6900, Page 632, and Surveyors Certificate of Correction in Book 7524, Page 552 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Robert E. Bala and Dorothy E. Bala, Husband and Wife, by Warranty Deed from Mary Ann Clark, unmarried, of record in Instrument No. 20150323-0024946, in the Register's Office of Davidson County, Tennessee, dated March 18, 2015, and recorded on March 23, 2015.

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 all years 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 Revised Bell Forge Village III, Section Five, as recorded in Plat Book 6900, Page 632 and Surveyors Certificate of Correction in Book 7524, Page 552.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7224, Page 209.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7461, Page 530 and Amendments recorded in Book 7464, Page 967; Book 7508, Page 659; Instrument No. 20010627-0068130; Instrument No. 20200128-0010111 and Instrument No. 20200206-0013996.

Easement for Sanitary Sewer, recorded in Book 7026, Page 922; Book 9207, Page 495 and Book 9207, Page 499.

Easement recorded in Book 7224, Page 246.

Easement Agreement as set forth in instrument recorded in Book 7224, Page 195.

Easement for Open Space, recorded in Book 7552, Page 83 and re-recorded as 7552, Page 692.

This is improved property located at 814 Beazer Ln Nashville TN 37013

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 12th day of March, 2021.

Robert E. Bala

Dorothy E. Bala

STATE OF GA)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert E. Bala and Dorothy E. Bala, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2021.

Notary Public

My Commission Expires: 4/21/22

Tamara Duck
NOTARY PUBLIC
Jackson County, GEORGIA
My Comm. Expires 04/21/2022