Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

Karen Johnson Davidson County
Batch# 604804 DEEDWARR
04/01/2021 10:16:26 AM 2 pgs
Fees: $13.00 Taxes: $1,764.90

20210401-0042981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 477,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANDERSON DAVIDSON COUNTY SEPTEMBER 6, 2022

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Rozier Lee, III and Amy McGraw Lee	New Owner	118-6-D-81CO
(NAME) 303 Artisan Lane	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CATHERINE LOFTIN AND ROY B. LOFTIN, III, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE ROZIER LEE, III AND AMY MCGRAW LEE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 81, Gale Park Single Family Homes, a condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705 and Instrument No. 20120508-0039773, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Loftin and Roy B. Loftin, III, wife and husband by Deed dated March 27, 2013 from Gale Park, LLC, recorded April 4, 2013, in Instrument Number 20130404-0033425, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 303 Artisan Lane, Nashville, TN 37204

LT&E File #17843

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 29th day of March, 2021

Catherine Loftin

Roy B. Loftin, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of March, 2021, before me personally appeared Catherine Loftin and Roy B. Loftin III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March, 2021.

Notary Signature
My commission expires: 11/14/21

