Karen Johnson Davidson County
Batch# 609262 DEEDWARR
04/07/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210407-0045775

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $565,000.00.

Affiant

Subscribed and sworn to me on 04/01/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL
Paul Finger Lynes Christina P. Lynes 1104 Lipscomb Drive Nashville, TN 37204	FirstBank 722 Columbia Avenue Franklin, TN 37064	131-12-0-007.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Greta K. Street, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Paul Finger Lynes and Christina P. Lynes, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Lea-Gran Estates, of record in Book 2083, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Greta K. Street (erroneously referred to as Gretta K. Street in deed of acquisition), by deed from Eleanor G. Cunningham, a Widow, of record in Book 5887, page 692, dated May 11, 1982, said Register's Office.
>
> This is Improved property, known as 1104 Lipscomb Drive Nashville, TN 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 04/01/21.

Greta K. Street

Greta K. Street

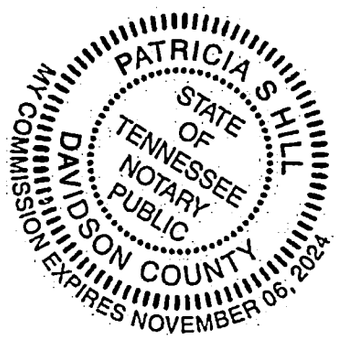
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/01/21, before me personally appeared Greta K. Street, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 04/01/21.

NOTARY PUBLIC

My Commission Expires: 11-6-24



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY