THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132979**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2021. Notary Public My Commission Expires: 01.08.2024

Karen Johnson Davidson County
Batch# 609289 DEEDWARR
04/07/2021 11:06:46 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20210407-0045808

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Robert Core Bearden and Michelle Sharp Bearden 4311 Esteswood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 08 0 010.00

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, **William Walter Lane and Catherine Wiley Lane, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Core Bearden and Michelle Sharp Bearden, husband and wife**, ("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. 17 on the Plan of Esteswood Estates of record in Plat Book 1835, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 150 feet on the Westerly margin of Esteswood Lane and extends back 252.6 feet on the Northerly line and 252.3 feet on the Southerly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to William Walter Lane and Catherine Wiley Lane, Husband and Wife, by Warranty Deed from Ann Wiley Hunt, Unmarried, of record in Instrument No. 20150615-0056271, in the Register's Office of Davidson County, Tennessee, dated June 09, 2015 and recorded on June 15, 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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Esteswood Estates, as recorded in Plat Book 1835, Page(s) 101.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 546; Book 1090, Page 98 and Book 1850, Page 17.

This is improved property located at 4311 Esteswood Drive 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 31st day of March, 2021.

William Walter Lane

Catherine Wiley Lane by William Walter Lane as Attorney-in-fact

By William Walter Lane
As 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, William Walter Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Catherine Wiley Lane and that he is authorized by Catherine Wiley Lane to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of March, 2021.

Notary Public
My Commission Expires: _____

