THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30151

Karen Johnson Davidson County
Batch# 622095 **DEEDWARR**
04/26/2021 09:49:28 AM 3 pgs
Fees: $18.00 Taxes: $7,074.40

20210426-0054940

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,912,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Apr-1 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-9

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Cammack	New owner	MAP 116-15-0
413 Lynnwood Blvd.		PARCEL-041.00
Nashville, TN 37205		
(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, **Derek Van Mol and Marcie Van Mol**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia Cammack a single woman**

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 part of the South parts of Lots Nos. 48 and 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Plat Book 421 , Page 102, in the Register's Office for said County, described as follows:

Beginning at a point on the Westerly margin of Lynwood Boulevard, the common corner of Lots Nos. 48 and 49 of said subdivision; thence with the line between said lots and the line between Lots Nos. 50 and 51 Westerly 507 feet to the corner of Lots Nos. 50 and 51 in the East margin of Royal Oaks Avenue; thence with the margin of said Avenue Northerly 90 feet to a point; thence Easterly 498 feet to a point in the Westerly margin of Lynwood Boulevard; thence with the margin of said Boulevard, Southwardly 100 feet to the point of beginning.

INCLUDED in the above description, but hereby EXCLUDED is that portion of the property described in Quitclaim Deed for the purpose of separating and re-establishing original lot lines of record in Instrument Number 20141103-0101120, in the Register's Office Davidson County, Tennessee, being Land lying in Davidson County, Tennessee and being part of the South part of Lot 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Page 102, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe in the east right of way of Royal Oaks Drive, said point being Matthew C. Lonergon's northwest corner, as of record in Deed Book 8833, Page 374, R.O.D.C. TN., said point also being the southwest corner of the herein described tract, thence with said right of way North 03 deg. 15' 02" West 40.00 feet to a point; thence continuing with said right of way and with a curve to the right, said curve having a radius of 59.76 feet, an arc length of 19.82 feet and a chord bearing and distance of North 06 deg. 14' 58" East 19.73 feet to a point; thence with a curve to the left, said curve having a radius of 30.00 feet, an arc length of 27.32 feet and a chord bearing and distance of North 10 deg. 20' 19" West 26.39 feet to a point; thence North 03 deg. 15' 02" West 7.05 feet to an iron pin at James Perry Fields' southwest corner, as of record in Deed Book 5335, Page 467, R.O.D.C., TN., said point also being the northwest corner of the herein described tract; thence leaving said right of way and with Fields' south line, passing an iron pin at 11.07 feet, North 86 deg. 29' 57" East in all a total distance of 229.23 feet to a point in the original property line between Lot 48 and Lot 51, said point also being the northeast corner of the herein described tract; thence with said original property line South 03 deg. 06' 05" East 95.87 feet to an iron pin, said

point being Matthew Lonergon's northeast corner and the northwest corner of Clara Womack, as of record in Instrument No. 20071005-0119355, R.O.D.C., TN., said point also being the southeast corner of the herein described tract; thence with Lonergon's north line South 87 deg. 18' 44" West, passing an iron pin at 217.99 feet, in all a total distance of 228.99 feet to the point of beginning and containing 0.49 acres, more or less.

Being a portion of the same property conveyed to Marcie Van Mol and Derek Van Mol, wife and husband by Warranty deed from Roger D. Cone and wife, Midge Cone of record in Instrument No. 20131113-0117136 Register's Office for Davidson County, Tennessee, dated November 12, 2013 and recorded on November 13, 2013.

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 is () UNIMPROVED

(X) IMPROVED property known as **413 Lynnwood Blvd., Nashville, TN 37205.**

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 our hand(s) this the 22nd day of April, 2021.

Derek Van Mol

Marcie Van Mol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Derek Van Mol** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

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

My Commission expires: Jan 8, 2024

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcie Van Mol** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

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

My Commission expires: Jan 8, 2024

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public