THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30242

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2021.

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 642548 DEEDWARR
05/24/2021 10:04:09 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20210524-0069858

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Lochbihler	Tom Lochbihler	MAP
3637 N Chapel Road	3637 N Chapel Road	PARCEL 168-00-0-129.00
Franklin, TN 37067	Franklin, TN 37067	
(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, **Brandon Brison, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tom Lochbihler and wife, Olga Lochbihler**

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 the Ninth Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning in the Westerly margin of Hester Beasley Road at a point 320.00 feet Southerly from the Northeast corner of the Colebrooke Tract; running thence with said margin, South 34 degrees 30 minutes West 102.0 feet to an iron pin; thence North 55 degrees 30 minutes West 400.0 feet to an iron pin; thence North 34 degrees 30 minutes East 102.00 feet to an iron pin; thence South 55 degrees 30 minutes East 400.0 feet to the beginning.

Being the same property conveyed to Charles W. Smithson, Sr. by Quitclaim Deed from Charles W. Smithson, Jr. of record in Instrument No. 20010426-0042253, in the Register's Office for Davidson County, Tennessee, dated April 22, 2001 and recorded on April 25, 2001. Amended Order Appointing Conservator, Case No. 11498, Chancery Court, Part IV, Davidson County, Tennessee.

Being the same property conveyed to Brandon Brison by Warranty Deed from Lisa Tramel, Public Guardian, Upper Cumberland Development District, as Conservator for Charles W. Smithson, Sr. of record in Instrument No. 20130815-0085774 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 15, 2013.

Subject property has never been a primary or marital residence of the herein named Grantor(s) or their spouse.

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 **8885 Hester Beasley Road, Nashville, TN 37221.**

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 MW hand( ) this the 19th day of May, 2021.

Brandon Brison

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 **Brandon Brison** 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 19th day of May, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public