THIS INSTRUMENT WAS PREPARED BY

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

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

Karen Johnson Davidson County
Batch# 648109 DEEDWARR
06/02/2021 12:26:19 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210602-0073924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **300,000.00**.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Lochbihler	NEW OWNER	MAP
8881 Hester Beasley Road		PARCELS 168-00-0-128.00
Nashville, TN 37221		**& 168-0-0-127.00**
(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, **Jami Vanderpool Neely, married and Vicki Rose Vanderpool, a single person**

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:

Tract One: Land in the 9th Civil District of said County and State, described according to a survey made by Steve Draper, Surveyor, February 12, 1964, as follows:

Beginning in the Westerly margin of Hester and Beasley Road at a point 218 feet Southerly from the Northeast corner of the Colebrooks Tract; running thence with said margin, South 34 degrees 30 minutes West 102 feet to an iron pin; thence North 55 degrees 30 minutes West 400 feet to an iron pin; thence North 34 degrees 30 minutes East 10 feet to an iron pin; thence South 86 degrees 20 minutes East 179.6 feet; thence South 55 degrees 30 minutes East 245.9 feet to the beginning.

Tract Two: A Tract of land in the 9th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by the Draper Surveying Service as follows:

Beginning at an iron pin in the northwesterly margin of the Hester and Beasley Road, 70 feet southwesterly from the northeast corner of the property conveyed to A.A. Colebrooke by deed of record in Book 3646, page 313, Register's Office for said County, and running thence with said margin and a curve southwesterly 108 feet, and south 34 Degrees 30' west 40 feet to an iron pin; thence north 55 Degrees 30' west 245.9 feet to an iron pin; thence parallel to the north line of the Colebrooke property south 86 Degrees 20' east 300 feet to the point of beginning.

Being a portion of the same property conveyed to Fed H. Vanderpool and wife, Rosalind D. Vanderpool, by Warranty Deed from Katherine C. Hitchcock of record in Book 4709, page 120 Register's Office for Davidson County, Tennessee, dated May 18, 1973 and recorded on May 21, 1973. Further, being a portion of the same property conveyed to Fed H. Vanderpool and wife, Rosalind D. Vanderpool, by Warranty Deed from Joseph H. Mangum and wife, Elizabeth L. Mangum, of record in Book 4738, Page 641, Register's Office for Davidson County, Tennessee, dated August 16, 1973, and recorded on August 20, 1973.

The said Fed H. Vanderpool died on June 6, 1999, vesting Rosalind D. Vanderpool as the surviving tenant by the entirety. The said Rosalind D. Vanderpool died, intestate, on October 21, 2015, leaving Jami Vanderpool Neely and Vickie Rose Vanderpool as her sole heirs at law. The Probate Court for Davidson County, Tennessee, in Docket No. 15P-1992, granted Letters of Administration and appointed Jami Vanderpool Neely as Administratrix of the estate of Rosalind Dowd Vanderpool.

Jami Vanderpool Neely, as Administratrix for the estate of Rosalind Dowd Vanderpool, executed an Administrator's Quitclaim Deed, of record in Instrument No. 20170120-0006520, Register's Office for Davidson County, Tennessee, vesting Jami Vanderpool Neely, married, and Vickie Rose Vanderpool, a single person, with title to the herein-described real property. Recorded contemporaneously herewith is an Affidavit of Heirship, as to Rosalind Vanderpool, in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being also known as 8881 Hester Beasley Road, Nashville, Tennessee 37221.

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

() IMPROVED property known as **8881 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 my hand( ) this the 19th day of May, 2021.

Vicki Rose Vanderpool

Jami Vanderpool Neely by Vicki Rose Vanderpool, 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, the within named **Vicki Rose Vanderpool** 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 19th day of May, 2021.

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

My Commission expires _____

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 **Vicki Rose Vanderpool** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jami Vanderpool Neely**, as her Attorney in Fact, as the free act and deed of the within named **Jami Vanderpool Neely**.

Witness my hand and official seal this the 19th day of May, 2021.

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

My Commission expires _____

Notary Public