Karen Johnson Davidson County
Batch# 650234 DEEDWARR
06/07/2021 08:42:30 AM 2 pgs
Fees: $13.00 Taxes: $2,072.93
20210607-0075614

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Warren~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$500,250.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/18/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Lemly and Andrea Lemly	Same **Benjamin Lemly and Andrea Lemly**	106 13 0M 002.00
(NAME) 2006 B Rosemary Lane	(NAME) **2006 B Rosemary Lane**	
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) **Nashville, Tennessee 37210**	
(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, William Bradford Brock and Melanie Singleton Brock,by and through her attorney-in-fact, William Bradford Brock, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Lemly and Andrea Lemly, husband and wife, 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 Unit No. 8, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 2006 Rosemary Lane Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171120-0118664, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Bradford Brock and Melanie Singleton Brock, husband and wife, by Warranty Deed from D&M Partners, a General Partnership, dated June 25, 2018, of record in Instrument No. 20180628-0062509, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2006 B Rosemary Lane, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 27th day of May, 2021.

William Bradford Brock

Melanie Singleton Brock by
William Bradford Brock her Attorney-In-Fact

State of Tennessee

County of Warren

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, **William Bradford Brock.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the Grantor, **Melanie Singleton Brock, a/k/a Melanie S. Brock** and is authorized by the Grantor to execute this instrument on behalf of the Grantor, as evidenced by a Limited Power of Attorney recorded in Instrument Nc20210607007561 3egister's Office for Davidson County, Tennessee.

Witness my hand and official seal of this office in McMinnville, Warren County, Tennessee, this 27th day of May, 2021.

Notary Public for the State of Tennessee

MY COMMISSION EXPIRES: 11/03/2024

KRISTY D. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY