Karen Johnson Davidson County
Batch# 680730 DEEDWARR
07/21/2021 11:59:24 AM 2 pgs
Fees: $13.00 Taxes: $12,950.00

20210721-0097818

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2021.

Notary Public

My commission expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clark Dowell Lea, Jr. and Allison Jo Lea	**New Owner**	**145-04-0-031.00**
4915 Lealand Lane		
Nashville, TN 37220		

FOR AND IN 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,

Michael P. Hammond, Jr. and Emily D. Hammond, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clark Dowell Lea, Jr. and Allison Jo Lea, 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 Lot No. 5 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows: Beginning on the westerly margin of Lealand Lane, at the southeast corner of Lot No. 5 said point also being the northeast corner of Lealand Manor, Second Addition; thence with the south line of Lot No. 5 North 83° 22' West 395.57 feet; thence North 2° 51' West 220 feet to the south line of Lot No. 3; thence, with the south line of Lots No. 3 and 4, eastwardly 339 feet to the westerly margin of Lealand Lane; thence, with the westerly margin of said Lane, southwardly 219.33 feet to the beginning.

Being the same property conveyed to Michael P. Hammond, Jr. and Emily D. Hammond, husband and wife, by Warranty Deed, from Amy L. Lynch, a married woman, dated January 26, 2018, of record in Instrument No. 20180207-0012374, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 1081, Page 643, Register's Office for Davidson County, Tennessee.
Restrictions described in Warranty Deed of record in Book 1976, Page 344, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4915 Lealand Lane, Nashville, TN 37220.

R turn to

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 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/our hand(s) this 6th day of July, 2021.

Michael P. Hammond, Jr.

Emily D. Hammond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of July, 2021, before me personally appeared Michael P. Hammond, Jr. and Emily D. Hammond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of July, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21402
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027