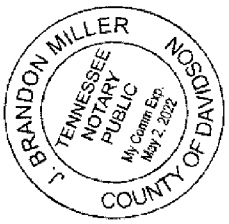
Karen Johnson Davidson County
Batch# 763508 DEEDWARR
11/30/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211130-0158192

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2021

Notary Public

My commission expires: 5-2-22

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Griffin Lee Saggau | Cap Star Bank | 083-14-0F-001.00-CO |
| 301 22nd Avenue North | 2002 Richard Jones Rd Suite 300A | |
| Nashville, TN 37203 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DIANE LOCKNER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRIFFIN LEE SAGGAU, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: X GLS

Land situated in Davidson County, Tennessee, being Unit A of the 1612 Boscobel Street as shown in the Declaration of Covenants, Conditions, and Restrictions for 1612 Boscobel Street, a horizontal property regime with private elements and no general common elements of record in Instrument No. 201508280087344 and corrected in Instrument No. 201509030089990, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diane Lockner, a married woman by Warranty deed from Charles F. Fallon, unmarried of record in Instrument No. 20160226-0018629 Register's Office for Davidson County, Tennessee, dated February 23, 2016 and recorded on February 26, 2016.

The previous deed incorrectly referenced Diane Lockner as a married woman when she was an unmarried woman.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1612 A Boscobel Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2021.

**Diane Lockner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Diane Lockner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2021.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. May 2, 2022

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025