Karen Johnson Davidson County
Batch# 771435 DEEDWARR
12/10/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20211210-0163856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 11-5-2024

(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Gimer	Celebrity Home Loans, LLC	148-05-0-014
(NAME)	(NAME)	
4007 Clearwell St.	1 Mid America Plaza, Suite 800	
(ADDRESS)	(ADDRESS)	
Amarillo TX 79109	Oakbrook Terrace IL 60181	
(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,

LEONARD MAGILL AND TAMMY MAGILL, HUSBAND AND WIFE,

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

LAUREN GIMER AND CHAD J. LAND, TENANTS BY ENTIRETY,

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 the Northerly part of Lot No. 82, on the Plan of Hillbrook, Section III, of record in Book 3300, Page 84, as amended in Book 3881, Page 544, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said part of said Lot No. 82 front 69 feet on the Easterly side of Leopole Road and extends back 173.1 feet on the Northerly line and 166 feet, more or less, on the Southerly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Leonard Magill and Tammy Magill, husband and wife by Deed dated February 5, 2021 from Andrew Benjamin Clark, unmarried, recorded February 11, 2021, in Instrument Number 20210211-0019824, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 322 Leopole Road, Nashville, TN 37211

LT&E File #18558

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/~~our~~ hand(s) this 3rd day of ~~November~~ December, 2021

Leonard Magill

Tammy Magill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of ~~November,~~ December 2021, before me personally appeared Leonard Magill and Tammy Magill, 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 3rd day of ~~November~~ December, 2021.

Notary Signature
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #18558

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-3, 2021.

Affiant
Date: December 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY