RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 773651 DEEDWARR
12/14/2021 03:27:26 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20211214-0165365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400 Franklin, TN 37067

File No.: 21-CD-770

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin Scott Van Pamel and Angela Theresa Van Pamel	OWNER	08414021900
(NAME) 2154 Brookview Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty Nine Thousand Nine Hundred Dollars And No/100 Dollars ($429,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LION DEVELOPMENT GROUP, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN SCOTT VAN PAMEL AND ANGELA THERESA VAN PAMEL, 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: * husband and wife

Land in Davidson County, Tennessee, being part of Lot 69 on the Plan of Donelson Meadows, Section 2, of record in Book 2133, Page 100 and 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of Lot No. 69 fronts 80 feet on the Northeasterly margin of Brookview Drive and extends back 214.2 feet on the Southeasterly line and 209.4 feet on the Northwesterly line to a dead line in the rear on which it measures 80.2 feet thereon.

Being the same property conveyed to Lion Development Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from Jeffrey Dwayne Moran and wife, Damita Joy Moran, dated September

20, 2018, recorded October 11, 2018, of record in Instrument No. 20181011-0100941, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2154 Brookview Drive, Nashville, TN 37214
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 8 day of December, 2021.

Lion Development Group, LLC
BY: C. Michael Todd
C. Michael Todd, Member

STATE OF ALABAMA
COUNTY OF Shelby

On this 8 day of December, 2021, before me personally appeared Lion Development Group, LLC to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 8 day of December, 2021.

Commission Expires: Sept 21, 2024

Ingrid Elisha Holcombe
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Notary Public