398

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00. Affiant Subscribed and sworn to before me on February 28, 2022. NOTARY PUBLIC My Commission Expires: 9/2/24

File #2022-54

Karen Johnson Davidson County
Batch# 816501 DEEDWARR
03/07/2022 12:15:50 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20220307-0025697

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
John Mattingly 8881 HESTER BEASEEY RD NASHVILLE, TN 37221	LEGACY HOME LOANS DBA STEADFAST MORTGAGE 4004 HILLSBORO PIKE STE 216B NASHVILLE, TN 37215	168-00-0-127.00 (Tract 1) and 168-00-0-128.00 (Tract 2)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TOM LOCHBIHLER AND WIFE, OLGA LOCHBIHLER**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOHN MATTINGLY, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract One: Land in the 9th Civil District of said County and State, described according to a survey made by Steve Draper, Surveyor, February 12, 1964, as follows:

Beginning in the Westerly margin of Hester and Beasley Road at a point 218 feet Southerly from the Northeast corner of the Colebrooks Tract; running thence with said margin, South 34 degrees 30 minutes West 102 feet to an iron pin; thence North 55 degrees 30 minutes West 400 feet to an iron pin; thence North 34 degrees 30 minutes East 10 feet to an iron pin; thence South 86 degrees 20 minutes East 179.6 feet; thence South 55 degrees 30 minutes East 245.9 feet to the beginning.

Tract Two: A Tract of land in the 9th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by the Draper Surveying Service as follows:

Beginning at an iron pin in the northwesterly margin of the Hester and Beasley Road, 70 feet southwesterly from the northeast corner of the property conveyed to A.A. Colebrooke by deed of record in Book 3646, page 313, Register's Office for said County, and running thence with said margin and a curve southwesterly 108 feet, and south 34 Degrees 30' west 40 feet to an iron pin; thence north 55 Degrees 30' west 245.9 feet to an iron pin; thence parallel to the north line of the Colebrooke property south 86 Degrees 20' east 300 feet to the point of beginning.

Being the same property conveyed to TOM LOCHBIHLER AND WIFE, OLGA LOCHBIHLER, by deed from JAMI VANDERPOOL NEELY, MARRIED AND VICKI ROSE VANDERPOOL, A SINGLE PERSON, of record in Instrument No. 20210602-0073924, dated May 19, 2021, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 8881 & 0 Hester Beasley Road, Nashville, TN 37221.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on February 28, 2022.

Grantor:

Tom Lochbihler

Grantor:

Olga Lochbihler, by Tom Lochbihler, Her Attorney-in-Fact

Her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tom Lochbihler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2022.

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Hillary Torrence
Notary Public
My Commission expires: 12/16/2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Tom Lochbihler**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Olga Lochbihler**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Olga Lochbihler**, the within named bargainor, by the said **Tom Lochbihler** as such Attorney-in-Fact.

Witness my hand, at office, this 28th day of February, 2022.

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Hillary Torrence
Notary Public
My Commission expires: 12/16/2024