Karen Johnson Davidson County
Batch# 869651 DEEDWARR
06/10/2022 02:28:29 PM 2 pgs
Fees: $13.00 Taxes: $15,262.50
20220610-0066520

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541027

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is: $4,125,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2022.

Notary Public
My Commission Expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Neil A. Lawi and Emily G Lawi 1420 Richland Woods Lane Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-06-0A-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelly Bartholomew, Trustee of the WHB Trust dated November 13, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil A. Lawi and Emily G Lawi, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6 , as shown on the map entitled Final Plat of Richlands Woods Subdivision Cluster Lot Development, of record in Instrument No. 20051128-0142574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM HURD BARTHOLOMEW AND SHELLY RENEE BARTHOLOMEW, HUSBAND AND WIFE, by deed from SHERIFF INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160819-0086919 , dated August 18, 2016 , said Register's Office.

SHELLY BARTHOLOMEW conveyed her interest to WILLIAM H. BARTHOLOMEW by quitclaim deed of record in Instrument No. 20171215-0127880, dated November 13, 2017, said Register's Office.

WILLIAM H. BARTHOLOMEW conveyed his interest to SHELLY BARTHOLOMEW, TRUSTEE OF THE WHB TRUST DATED NOVEMBER 13, 2017, by quitclaim deed of record in Instrument No. 20171222-0130808, dated November 13, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 159-06-0A-006.00 CO.

Matters shown on the Boundary Plan of record in Book 4060, page 117, said Register's Office. Matters shown on the Plan of record in Instrument No. 20051128-0142574, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20051215-0150673, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050526-0059724, said Register's Office.

This is improved property located at 1420 Richland Woods Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2022.

The WHB Trust dated November 13, 2017

By: Shelly Bartholomew, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelly Bartholomew, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the WHB Trust dated November 13, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public

My Commission Expires: October 2, 2023

