#9545

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

O-VRES-15-3725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George Phillip Lauderback II, and Tina Lynn Lauderback	New owner	
(NAME) **704 Lauderback Ridge**	(NAME)	**092-13-0-483.00**
(ADDRESS) **Smyrna, TN 37167**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KVW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEORGE PHILLIP LAUDERBACK II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rogers Subdivision of record in Instrument Number 20060419-0045064, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to KVW, LLC by Decree for Redemption deed from Clerk and Master of record in Instrument No. 20140825-0077479 Register's Office for Davidson County, Tennessee, dated July 7, 2014 and recorded on August 25, 2014.

Being the same property conveyed to James Deatrick, Jr., Daryl Spicer and Jeremy Bockman by Final Decree Confirming Sale deed from Clerk and Master of record in Instrument No. 20140114-0003847 Register's Office for Davidson County, Tennessee, dated January 6, 2014 and recorded on January 14, 2014.

Being the same property conveyed to KVW, LLC by Quitclaim deed from Cherie R. Robbins and Ivan M. Robbins, husband and wife, and George N. Dergerberg, II, married of record in Instrument No. 20060817-0101567 Register's Office for Davidson County, Tennessee, dated August 8, 2006 and recorded on August 17, 2006.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060419-0045064, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3725 Nevada Ave , Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150044794 DEEDWARR
Recvd: 06/08/15 10:44 2 pgs
Fees:13.00 Taxes:555.00
20150608-0053409

Witness my/our hand(s) this the 3rd DAY OF JUNE, 2015.

KVW, LLC, a Tennessee limited liability company

BY: _____

Cherie R. Robbins
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERIE R. ROBBINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of KVW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of June, 2015.

_____
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY