BILL GARRETT, Davidson County
Trans:T20150055999 DEEDWARR
Recvd: 07/10/15 10:57 2 pgs
Fees:13.00 Taxes:2558.55
20150710-0067251

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $691,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brenda J. Smith	First Advantage Bank	117 02 0 202.00
(NAME)	(NAME)	
2810 22nd Ave S	P.O. BOX 688	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Ninety-One Thousand Five Hundred And No/100 Dollars ($691,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lex & Co., LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brenda J. Smith, unmarried**, 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, State of Tennessee, being the southerly 70 feet of Lot No. 26 of Block No. 2 on the Plan of W. V. Davidson's Hillsboro Highland, as of record in Book 843, page 23, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Derek J. Byzinski and Tasha Byzinski both unmarried, as joint tenants with right of survivorship by Warranty Deed from William Rich, married dated May 31, 2006 and recorded June 9, 2006 as Instrument No. 20060609-0068757, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek J. Byzinski by Quitclaim Deed from Tasha Byzinski dated May 20, 2014 and recorded June 9, 2014 as Instrument No. 20140609-0049759, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to LEX & Co., LLC by Warranty Deed from Derek J. Byzinski dated June 2, 2014 and recorded June 9, 2014 as Instrument No. 20140609-0049760, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2810 22nd Ave S, Nashville, TN 37215

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, has 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 our hands this .

Lex & Co., LLC

BY: _____

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Lipsitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member, and is authorized to execute the instrument on behalf of Lex & Co, LLC, the within named bargainor, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as member.

Witness my hand and official seal, this the 9th of July, 2015.

_____
Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2018

File Number: GRN-152783