WARRANTY DEED

File #16149

BILL GARRETT, Davidson County
Trans: T20160057537 DEEDWARR
Recvd: 07/06/16 13:32 2 pgs
Fees: 13.00 Taxes: 456.58
20160706-0069180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley N. Connell	Same as new owner	-081-15-0-257.00
(NAME)	(NAME)	
1508 Underwood Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2452		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David Scott Lawson, a married man and David S. Lawson Properties, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley N. Connell, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being the Southeasterly part of Lot No. 310 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, described partly according to a survey made by Geo. W. Watkins, Surveyor, April 14, 1954 as follows:

Beginning at a point on the Northerly margin of Underwood Street 50 feet Eastwardly from the Southeast corner of a part of said Lot No. 310 conveyed to Albert F. Koch, Sr., by deed from Nettie Lee Koch, of record in Book 2243, Page 621, said Register' s Office said point being also 43 feet Westwardly from the Westerly margin of a 16 foot alley; thence North 20 degrees West 79.4 feet; thence North 50 degrees 15' East 17.6 feet to the Westerly margin of said alley; thence with the Westerly margin of said alley Southeastwardly 89 feet to the Northerly margin of said Underwood Street; thence with the Northerly margin of said Street Westwardly 43 feet to the beginning.

Being the same property conveyed to Mildred Patterson by deed from Yancy Jacobs and wife, Ione Jacobs of record in Book 4838, page 458, Register's Office for Davidson County, Tennessee, dated July 27th 1974 and recorded July 29, 1974. The said Mildred Patterson having since died intestate on July 8, 1985. See Affidavit of Heirship of record in Instrument No. 20160706-0069173, in the Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed to David S. Lawson of record in Instrument No. 20140305-0018424, in the Register's Office of Davidson County, Tennessee. Thence also for reference see the Quitclaim Deeds of record in Instrument Numbers: 20160706-0069174, 20160706-0069175, 20160706-0069176, 20160706-0069177, 20160706-0069178, and 20160706-0069179, in the Register's Office of Davidson County, Tennessee. David Scott Lawson is also known as David S. Lawson. This property is not the homestead or current residence of the grantor or his spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 1508 Underwood Street, Nashville, TN 37208-2452

(House Number) (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.

Witness my hand this 30th day of June, 2016.

David Scott Lawson

David S. Lawson Properties, LLC

By: _____
David S. Lawson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, David S. Lawson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

My commission expires: 9-5-2016

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared David S. Lawson with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of David S. Lawson, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of June, 2016.

My Commission Expires: 9-5-2016

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027