WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/16 08:16 3 pgs
Fees:18.00 Taxes:777.00
20160718-0073171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jacob Beck	Primelending, a Plainscapital Company	133 07 0 273.00
(NAME)	(NAME)	
3719 Grubbs Rd	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelly N. Lawson and Kevin Lawson, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Beck, an unmarried man**, 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:

Being Lot No. 72 on The Plan of Parma Heights, of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 60 feet on the northwesterly margin of Grubbs Road and extends back 171.9 feet of the northeasterly line and 177.4 feet on the southwesterly line to a broken line in the rear, measuring 65.80 feet thereon.

Being the same property conveyed to Kelly N. Roberts, unmarried by Deed from John Arden Trevethan, married dated November 30, 2005 and recorded December 15, 2005 in Instrument No. 200512150150655, in said Register's Office for Davidson County, Tennessee.

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.

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unimproved ☐

This is improved ☒ property, known as 3719 Grubbs Rd, Nashville, TN 37211

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 15th day of July, 2016.

Kelly N. Lawson

Kevin Lawson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Kelly N. Lawson and Kevin Lawson, wife and husbandthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2016.

Notary Public

My Commission Expires: 1/29/20

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

File Number: GRN-163572SSO

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY