WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

File No.: ALW-16-751

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNWOOD ROW, G.P.	NEW OWNER	105-06-178.00
(NAME)	(NAME)	
513 3RD AVE S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **THOMAS J. TEAGUE AND WIFE, CLARA L. TEAGUE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LYNWOOD ROW, G.P.**, 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 the Westerly 43 feet of Lot No. 12 on the Plan of Highland Gardens Lots as of record in Book 57, Page 118 Register's Office for said County.
Said Lot fronts 43 feet on the Southerly margin of Lynwood Avenue and extends back 135.1 feet on the Easterly line and 135.2 on the Westerly line to an alley and measures 43 feet thereon.

Being the same property conveyed to Thomas J. Teague and wife, Clara L. Teague by Warranty Deed from Plus City Land Co., Inc., recorded on the 21st day of November, 2010 in Deed Book 5224, Page 762, in the Register's Office of Davidson County, Tennessee.

ALSO DESCRIBED AS:
Being Units A & B, HOMES AT 751 LYNWOOD DRIVE, as shown on the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20161229-0136900 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 751 Lynwood Avenue, Nashville, TN 37203
(House Number) (Street) (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 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:T20170002161 DEEDWARR
Recvd: 01/09/17 14:45 2 pgs
Fees:13.00 Taxes:1073.00
20170109-0002444

Witness my/our hand(s) this 23 day of December, 2016.

Thomas J. Teague

Clara L. Teague

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Teague and Clara L. Teague, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of December, 2016.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171