WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016463 DEEDWARR
Recvd: 02/24/17 13:45 2 pgs
Fees: 13.00 Taxes: 980.13
20170224-0018773

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Lauderback	George Lauderback	090-12-0-48.00
(NAME)	(NAME)	
672 Westboro Drive	704 Lauderback Ridge	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Smyrna, TN 37167	
(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, **Deborah P. Gary,** unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Lauderback and Tina Lauderback, husband and wife,** 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, Tennessee, being the Northerly part of Lot No. 9 on the Plan of the Resubdivision of Lots Nos. 5, 6, 7, and 8 in the subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 421, Page 21, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, July, 1946, as follows:

Beginning on the Easterly margin of Westboro Drive, formerly James Avenue, at the Southwest corner of the property conveyed to W. A. Horton and wife, by deed from A. N. Binkley and wife, of record in Book 1869, Page 269, said Register's Office, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Eastwardly 140.9 feet to the Southwest corner of Lot No. 7 continuing in the same direction with the line between said Lots Nos. 7 and 9, 120 feet, in all 260.9 feet to the Northwest corner of the property conveyed to Thomas E. Garland and wife, by deed from A. N. Binkley or record in Book 1584, Page 265; thence with the Westerly line of said Garland property, Southwardly 80 feet; thence Westwardly 270 feet, more or less, to the Easterly margin of Westboro Drive; thence with said drive, Northwardly 80 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Robert E. Gary to Robert E. Gary and wife, Deborah P. Gary for the express purpose of creating a Tenancy by the Entirety, as recorded on the 18th day of December, 1998 in Deed Book 11258, Page 795 and Warranty Deed from Velma O. Jennette, unmarried to Robert E. Gary, as recorded on the 24th day of November, 1986 in Deed Book 7049, Page 166, in the Register's Office of Davidson County, Tennessee. The said Robert E. Gary having since died.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS NOS. 5, 6, 7 AND 8 IN THE SUBDIVISION OF LOT NO. 21 OF THE B. F. COCKRILL FARM, as recorded in Plat Book 421, Page 21, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), subject to an easement with an average width of 5 feet along the premises recorded in Book 2086, Page 277, said Register's Office, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 672 Westboro Drive, Nashville, TN 37209

(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 this 23rd day of February, 2017.

Deborah P. Gary

Deborah P. Gary

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Deborah P. Gary, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Fairview, Tennessee, this 23rd day of February, 2017.

Notary Public
My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

File No.: 24587