Return to:

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17308

BILL GARRETT, Davidson County
Trans: T20170059458 DEEDWARR
Recvd: 07/12/17 09:33 2 pgs
Fees: 13.00 Taxes: 962.00
20170712-0069973

Send Tax Bills To:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste. 400
Brentwood, TN 37027

New Owner is:
Spencer C. Lathrop
236 Burgandy Hill Road
Nashville, TN 37211

MAP: 172-12-0A

PARCEL: 144.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lathrop Real Estate Holdings, III, LLC, a Florida limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Spencer C. Lathrop, unmarried,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **236 Burgandy Hill Road, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 84 on the plan of Bradford Hills, Section Nine, of record in Book 7900, Page 6, amended in Book 7900, Page 414, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 77.88 feet on the northeasterly margin of Burgandy Hills Drive and extends back 125.02 feet on the northwesterly line and 118.31 (incorrectly reads 113.31 on previous Warranty Deeds), feet on the southeasterly line to a dead line in the rear, measuring 54.47 feet thereon.

BEING the same property conveyed to Lathrop Real Estate Holdings, III, LLC, a Florida limited liability company, by Warranty Deed from Christopher T. Conway and Shannon J. Conway, husband and wife, dated 6/12/17 and recorded 6/12/17 in Instrument No. 20170612-0058609, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this _____ day of July, 2017.

GRANTOR(S):

Lathrop Real Estate Holdings, III, LLC,
A Florida limited liability company

By: _____
Charles W. Lathrop Jr., Sole Member

ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF St Lucie)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Charles W. Lathrop, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Sole Member** of the **Lathrop Real Estate Holdings, III, LLC, a Florida limited liability company,** the within named bargainor, and that he as such **Sole Member**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of July, 2017.

_____
Notary Public

REBECCA MORRIS
MY COMMISSION # GG 080347
EXPIRES: May 7, 2021
Bonded Thru Notary Public Underwriters

My Commission Expires: May 7, 2021

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

_____
AFFIANT

SWORN TO and subscribed before me this 10th day of July, 2017.

_____
NOTARY PUBLIC
My commission expires: _____

MARGARET R. MAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017