WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Childress Chris Childress	New Owner	083202010700
(NAME)	(NAME)	
8279 PATTERSON RD.		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170070077 DEEDWARR
Recvd: 08/14/17 09:20 2 pgs
Fees:13.00 Taxes:703.00
20170814-0082863

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ben Lapp a/k/a Benjamin Lapp,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Childress and Chris Childress, 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 situated in the eastern part of Nashville, in what was formerly the old 28th (afterwards the 11th) Civil District of said County, being Lot No.six (6) on the map of the Subdivision, of the Roberts Property, as of record in Plan Book 421, Page 81, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben Lapp a/k/a Benjamin Lapp, by deed of record in Instrument No. 20170814-0082862, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1438 Roberts Ave., Nashville, TN 37206
(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/our hands this 11th day of August, 2017.

Ben Lapp

State of Tennessee
County of Williamson

Personally appeared before me Ben Lapp, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12442

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020