201709190095916

Batch# 2289 DEEDWARR
09/19/2017 12:42:30 PM 2 pgs
Fees: $13.00 Taxes: $510.60
20170919-0095916

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2017-1244

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Sept., 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Livingston	Churchill Mortgage Corporation	135-16-0B-029.00-CO
(NAME)	(NAME)	
458 Flintlock Court	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(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, WE, **Curt L. Lawson, a married man and Teresa Lawson, his wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Livingston, a single 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:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Horizontal property Regime Private Element Plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Plat at Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Curt L. Lawson, a married man and Teresa Lawson, his wife by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20050809-0094366 Register's Office for Davidson County, Tennessee, dated August 02, 2005 and recorded on August 09, 2005 and re-recorded on August 17, 2005, of record in Instrument No. 20050817-0097547.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20021120-0143949, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021104-0134724, as amended in Instrument No. 20030610-0080281, and Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee. By-Laws of Woodridge at Nashboro Village Homeowner s Association, Inc. of record in Instrument Number 20021106-0136459, in the Register's Office for Davidson County, Tennessee. Charter of Woodridge at Nashboro Village Homeowner s Association, Inc. of record in Instrument Number 20021106-0136458, in the Register's Office for Davidson County, Tennessee. Deed conveying the common area to Woodridge at Nashboro Village Homeowner s Association, Inc. of record in Instrument Number 20021120-0144369, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20020820-0100403, in the Register's Office for Davidson County, Tennessee. Reserved Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee. Grant of Overhead Line Easement of record in Book 4821, Page 105, Book 4821, Page 111 and

Book 11594, Page 299, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 458 Flintlock Court, Nashville, TN 37217
(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 hand(s) this 14 DAY OF September, 2017.

Curt L. Lawson

Curt L. Lawson

Teresa Lawson

Teresa Lawson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis L. Lawson and Teresa Lawson, with whom I am personally acquainted (or provided 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 14 day of September, 2017.

Notary Public

My Commission Expires: 5-27-2019

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County