Bill Garrett Davidson County
Batch# 9129 DEEDWARR
10/06/2017 08:43:09 AM 2 pgs
Fees: $13.00 Taxes: $1,405.99
20171006-0102652

Prepared by:
Richard [illegible]
Chapman & [illegible]
2002 Richard [illegible]
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,998.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher O'Gorman	New Owner	
(NAME)	(NAME)	091093A00200CO
6335 B Alamo Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **GEORGE LAUDERBACK, II AND WIFE, TINA LYNN LAUDERBACK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER O'GORMAN, UNMARRIED AND JESSICA MITTON, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 2 of 6335 Alamo Place Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6335 Alamo Place Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161003-0103738, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6335 Alamo Place Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161003-0103738, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to George Lauderback, II and wife, Tina Lynn Lauderback by Warranty Deed from Wesley A. Melvin, an unmarried man, recorded on the 3rd day of October, 2016 in Instrument No. 20161003-0103724, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6335 B Alamo Place, 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 my hand this 29 day of September, 2017

GEORGE LAUDERBACK, II

Attorney In Fact

TINA LYNN LAUDERBACK, BY: GEORGE LAUDERBACK, II

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Lauderback, II, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2017.

Commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of September, 2017, before me personally appeared George Lauderback, II, to me known to be the person who executed the foregoing instrument on behalf of Tina Lynn Lauderback and acknowledged that he executed the same as the free act and deed of Tina Lynn Lauderback.

Witness my hand and official seal at Nashville, Tennessee this 29 day of September, 2017.

Commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

Notary Public