WARRANTY DEED

Bill Garrett Davidson County
Batch# 19749 DEEDWARR
10/31/2017 12:39:07 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20171031-0111539

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$225,000.00~~ 220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF OCTOBER 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/20/18

LARRY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4039B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Michael J. Cornell and Jessica Marie N. Cornell	US Bank	075-08-0-036.00
630 Albany Drive	PO Box 20005	
Hermitage, TN 37076	Owensboro KY 42304-0005	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOSHUA J. LAWRENCE AND WIFE, JESSICA M. LAWRENCE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL J. CORNELL AND WIFE JESSICA MARIE N. CORNELL AND DANIEL A. NANTO, MARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 276 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, 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 Joshua J. Lawrence and wife, Jessica M. Lawrence by Warranty deed from Ernest Morris and wife, Rebecca Morris of record in Instrument No. 20110711-0053011 Register's Office for Davidson County, Tennessee, dated June 30, 2011 and recorded on July 11, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 630 Albany Drive, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 27th day of October 2017.

Joshua J. Lawrence

Jessica M. Lawrence

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, JOSHUA J. LAWRENCE AND JESSICA M. LAWRENCE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of October 2017.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-4039B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027