Bill Garrett Davidson County
Batch# 43141 DEEDWARR
01/02/2018 10:28:57 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180102-0000206

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

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

Andrea M. Leach
Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-0303D

ANDREA M. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jane Kristen Claudio and Jeremy Antonio Claudio, wife and husband (NAME)	Movement Mtg (NAME)	08616008300
4257 Valley Grove Drive (STREET ADDRESS)	8024 Calvin Hall Rd. (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Indian Land, SC 29707 (CITY) (STATE) (ZIP)	

Return to: 5187001290
BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jason D. Lawson, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane Kristen Claudio and Jeremy Antonio Claudio, wife and husband,** 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 Lot No. 69 on the plan of SECTION 5, VALLEY GROVE, of record Book 5200, Page 582, in the Register's Office for Davidson County, Tennessee. Said Lot No. 69 fronts 62.46 feet on the westerly margin of Valley Grove Drive and extends back 120.39 feet on the southerly line and 131.95 feet on the northerly line to a dead line in the rear measuring 76.08 feet thereon.

BEING the same property conveyed to Jason D. Lawson from Brandon McDonald, by Deed dated December 30, 2009, as Instrument No. 20100104-0000212, in the Register's Office for Davidson County, Tennessee.
Shannon Lawson joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6112, page 277, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 582, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record, no survey having been made at the time of this conveyance.

This is improved property, known as 4257 Valley Grove 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, 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. Whenever 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 29th day of December, 2017.

Jason D. Lawson — December 29, 2017 Date

Shannon Lawson — December 29, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jason D. Lawson and Shannon Lawson, husband and wife, the bargainor(s), with whom I am personally acquainted or proved 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 29th day of December, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066