**BOX 10-A**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$250,000.00** (Two Hundred Fifty Thousand).

X Kathy Snider
AFFIANT

Subscribed to and sworn before me this 12th day of January, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

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

Bill Garrett Davidson County
Batch# 48307 DEEDWARR
01/17/2018 11:37:35 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180117-0004755

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| George P. Lauderback, II & Tina Lynn Lauderback<br>5409 A & B Michigan Avenue<br>Nashville, TN 37209 | 704 Lauderback Ridge<br>Smyrna, TN 37167 | 09106039300<br>&<br>09106033400 |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **STEVE MORRIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GEORGE P. LAUDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE,** 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:

**Tract 1:**
**Land in Davidson County, Tennessee being Lot No. 1318 of Block No. 196, on the Plan showing extension of Plan No. 1 West Nashville, as shown on Plat of record in Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Tract 2:**
**Land in Davidson County, Tennessee being Lot No. 1320 of Block No. 196, on the Plan showing extension of Plan No 1, West Nashville, as shown on Plat of record in Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Steve Morris by deed from Steve Morris of record in Instrument No. 20151214-0125617 and Instrument No. 20151214-0125618, dated December 10, 2015 and recorded December 14, 2015, Register's Office for Davidson County, Tennessee.**

**Being also known as 5409 A & B Michigan Avenue, Nashville, Tennessee 37209.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**5409 A & B MICHIGAN AVENUE**<br>**NASHVILLE, TN 37209** |
|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number:

**WITNESS,** this 12th day of January, 2018

**Steve Morris**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 12th day of January, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steve Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of January, 2018.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020