Bill Garrett Davidson County
Batch# 90088 DEEDWARR
05/08/2018 11:19:07 AM 2 pgs
Fees: $13.00 Taxes: $1,350.13
20180508-0043980

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018040014

Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $364,900.00

Sworn to and subscribed before me this 4th day of May, 2018.

Affiant

Notary Public

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Melissa Taylor	Fidelity Bank	083-02-0-295.00
302 Chapel Avenue	3 Corporate Square, Ste. 700	
Nashville, TN 37206	Atlanta, GA 30329	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kevin Lawson and wife, Malissa Lawson** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa Taylor, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lot Nos. 62 and 63 on the Map of Bransford Realty Company' s Subdivision of Part of Lot No. 6 in Brownsville, being part of what is called Beaumont Place as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee. described according to survey made by W.B. Southgate Surveyor, dated July 2, 1931; described as follows:

Beginning on the easterly margin of Chapel Avenue at the corner of Lot Nos. 62 and 63, being 54.0 feet 6 inches North of Locke Avenue; thence Easterly 91.0 feet to the corner of a frame garage 5.0 feet North of the North line of Lot No. 62; thence Easterly 73.0 feet; thence Southerly 55.0 feet to Locke Avenue; thence Easterly with same 95.0 feet to the Westerly margin of an alley; thence with same Northerly 110.0 feet; thence Westerly 259.0 feet to Chapel Avenue; thence with same Southerly 61 feet 6 inches to the beginning.

INCLUDED in the above description but EXCLUDED there is that part of said lots conveyed to Mallemee Realty Company, Inc., by Deed from Mrs. Mary Masters Patterson of record in Book 2293, Page 589, Register's Office.Said property was devised to Mrs. A. Morton Shelf by Will of Mrs. Mary Masters Patterson, deceased of record in Will Book 87, Page 14, aforesaid county.

Being the same property conveyed to Kevin Lawson and wife, Malissa Lawson by Warranty deed from John David Calhoun, a single person of record in Instrument No. 20040301-0022850 Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 01, 2004.

This is improved property known as **302 Chapel Avenue, Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor ___X_ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4th day of May, 2018.

Kevin Lawson

Malissa Lawson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Kevin Lawson and Malissa Lawson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 4th day of May, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019