WARRANTY DEED

Bill Garrett Davidson County
Batch# 109304 **DEEDWARR**
06/26/2018 03:33:55 PM 2 pgs
Fees: $13.00 Taxes: $2,186.70

20180626-0061639

File No.: ALW-18-753-B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

SANDRA BOGAST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/06/2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW MCCUE	BETHPAGE FEDERAL CREDIT UNION	105064B00100CO
(NAME)	(NAME)	
753 B LYNWOOD AVENUE	P.O. BOX 2098	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	GLEN BURNIE, MD 21060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **LYNWOOD ROW, GP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MATTHEW MCCUE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Unit A, HOMES AT 753 LYNWOOD DRIVE, as shown on the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20161229-0136902 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lynwood Row, G.P. by Warranty Deed from Ocie Ola Haynes, unmarried, recorded on the 9th day of January, 2017 in Instrument No. 20170109-0002443, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 753 B LYNWOOD AVENUE, NASHVILLE, TN 37203
(House Number) (Street) (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 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. 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/our hand(s) this 21st day of June, 2018.

LYNWOOD ROW, GP

G&S PARTNERS, ITS PARTNER

AMY L. WOOD, PARTNER

ADAM G. LAFEVOR, PARTNER

JOSHUA BAXTER, INDIVIDUAL
BY: AMY L. WOOD, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of June, 2018, before me personally appeared AMY L. WOOD AND ADAM G. LAFEVOR OF G&S PARTNERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged THEMSELVES to be a partner of LYNWOOD ROW, GP, the within named bargainor, a partnership, and that THEY as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of June, 2018, before me personally appeared AMY L. WOOD to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOSHUA BAXTER and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA BAXTER.

Witness my hand and official seal, this the 21st day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171