WARRANTY DEED

Bill Garrett Davidson County
Batch# 112387 DEEDWARR
07/03/2018 01:44:55 PM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20180703-0064577

File No.: ALW-18-753-A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SKYE OUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

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
SUZANNE BEVIS	New Owner	105-06-4B-002.00 CO
(NAME)	(NAME)	
753 A LYNWOOD AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(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, **SUZANNE BEVIS**, 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:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 753 LYNWOOD AVENUE, as established by Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161229-0136902, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Ocie Ola Haynes, unmarried to Lynwood Row, G.P. as recorded on the 9th day of January, 2017 in Instrument No. 20170109-0002443 and part of Deed from Winn Brothers Engineering Company, A Tennessee Corporation to Ocie Ola Haynes, (Divorced) as recorded on the 11th day of August, 1970 in Deed Book 4437, Page 608, 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 A 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.

SB

Witness my/our hand(s) this 19th day of June, 2018.

LYNWOOD ROW, GP

G&S PARTNERS, GP AS PARTNER

AMY L. WOOD, PARTNER

ADAM G. LAFEVOR, PARTNER

JOSHUA BAXTER, INDIVIDUALLY

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of June, 2018, before me personally appeared AMY L. WOOD, ADAM G. LAFEVOR, JOSHUA BAXTER, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of LYNWOOD ROW, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

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