WARRANTY DEED

Bill Garrett Davidson County
Batch# 115682 **DEEDWARR**
07/12/2018 11:34:43 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180712-0067545

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** DAY OF **JULY, 2018.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Phillip Lauderback, II and Tina Miller Lauderback	George Phillip Lauderback, II	09106028800
(NAME)	(NAME)	
5609 Tennessee Avenue	% of Lauderback Ridge	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Niwot Partners, LLC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife,** 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:

Being Lots No. 1514 and 1516 of Block No. 202 on the Map showing Extensions of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being part of the same property conveyed to Niwot Partners, LLC. by deed dated January 16, 2013 from Robert Fletcher Lance of record in Instrument No. 20130118-0006156, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5609 Tennessee Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (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 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. 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.

BOX 10-A

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

Witness my/our hands this **10th** day of **July, 2018.**

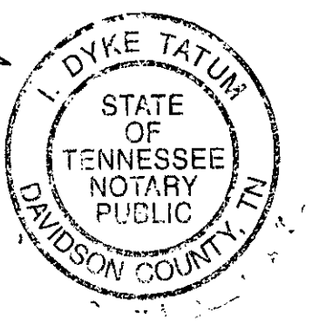
Niwot Partners, LLC

By: _____
Robert Fletcher Lance, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Robert Fletcher Lance**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Sole Member of Niwot Partners, LLC.** and that he as such **Sole Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Sole Member.**

WITNESS my hand and seal this 10th day of July, 2018.



_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Lauderback