WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File #13238

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEX & CO, LLC	NEW OWNER	08313032000
(NAME)	(NAME)	
4848 Corning Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Roger Madden,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LEX & CO, LLC,** 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:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 147, Block "P" on the Plan of Lindsley Home Place, as of record in Plat Book 2, Page 92, Chancery Court at Nashville.

Being the same property conveyed to Rosa Lea Madden and Cornelia J. Madden by deed from Peak Returns, LTC., of record in Book 8788, page 232. Affidavit of Heirship recorded in Instrument 20141007-0093057 shows Rosa Lea Madden and Cornelia J. Madden having died and the current heirs-at-law to be Ronald Waller Madden, Clifford Madden, Ronald Eugene Madden and Roger Madden. By deed in Instrument Number 20141007-0093056 Ronald Waller Madden, Clifford Madden and Ronald Eugene Madden having conveyed their interest to Roger Madden.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1400 Lillian Street, Nashville, TN 37206
(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.

Bill Garrett Davidson County
Batch# 117118 **DEEDWARR**
07/17/2018 02:48:38 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180717-0069556

Witness my/our hands this 13th day of July, 2018.

Roger Madden

State of Tennessee
County of Williamson

Personally appeared before me Roger Madden, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2018.

Notary Public
My Commission Expires: _____

File No.: 13238

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020