Bill Garrett Davidson County
Batch# 124378 DEEDWARR
08/03/2018 10:04:46 AM 2 pgs
Fees: $13.00 Taxes: $445.85

20180803-0076277

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

APRIL GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 29, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JAMS Investments, LLC a Tennessee Limited Liability Company	Volunteer State	
	(NAME)	
604 Churchill Crossing	PO Box 7897	034-03-0B-604.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2275	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David R. Lawrence and wife, Karen H. Lawrence, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMS Investments, LLC a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WHIT:

BEING UNIT NO. 604, OF CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, BOOK 7845, PAGE 540, BOOK 10635, PAGE 110, BOOK 10996, PAGE 199 AND INSTRUMENT NO. 20050829-0103075, AND AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 25, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO DAVID R. LAWRENCE AND WIFE, KAREN H. LAWRENCE, BY WARRANTY DEED, FROM TIMOTHY R. LAWRENCE AND WIFE, MOLLIE M. LAWRENCE, OF RECORD IN INSTRUMENT NO. 20161115-0120207, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 604 Churchill Crossing, Madison, TN 37115-2275
(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.

Witness my/our hand(s) this 1st day of August, 2018.

WARRANTY DEED
(Continued)

David R. Lawrence
David R. Lawrence

Karen H. Lawrence
Karen H. Lawrence

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Lawrence and wife, Karen H. Lawrence, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2018.

Notary Public

My Commission Expires: 1/9/22

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072