Karen Y Johnson Davidson County
Batch# 143860 **DEEDWARR**
09/21/2018 11:35:47 AM 2 pgs
Fees: $13.00 Taxes: $2,963.70

20180921-0093749

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $801,000.00

Affiant

Subscribed and sworn to before me this 17th day of September, 2018.

Notary Public
My commission expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jared R. Speck and Jessica E. Watkins		105-13-3C-001.00-C

NEW OWNER

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Philip E. Lammers and Lillian H. Lammers, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jared **R. Speck and Jessica E. Watkins, as Tenants by the Entirety,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A of Caruthers Estates Declaration of Protective Covenants Conditions and Restrictions of record in Instrument No. 20141209-0112449, Register's Office for Davidson County, Tennessee, and as described on Exhibit B of the Declaration for a more complete description.

Being the same property conveyed to Philip E. Lammers and Lillian H. Lammers, husband and wife, by deed , from TA Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160412-0034939, Register's Office for Davidson County, Tennessee dated April 11, 2016

This conveyance is made subject to the following:

1. All matters appearing on the plan of W.A. Gilmore's Subdivision of Lots No. 23 and part of No. 22 in W.L.B. Lawrence's Plan of record in Book 161 Page 160, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20141209-0112449, the official records of Davidson County Register of Deeds.

This property is improved property known as 1012 Caruthers Avenue, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of September, 2018.

P. E. L. by Brian Merrill, his attorney in fact
Philip E. Lammers by Brian Merrill, His Attorney-In-Fact

L. H. L. by Brian Merrill, her attorney in fact
Lillian H. Lammers by Brian Merrill, Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2018, before me personally appeared Brian Merrill 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 Philip E. Lammers and Lillian H. Lammers acknowledged that such person executed the same as the free act and deed of Philip E. Lammers and Lillian H. Lammers.

Notary Public

AMY CROSS NAMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/19