BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146086 **DEEDWARR**
09/27/2018 11:04:52 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180927-0095856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF Sept, 2018

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 5, 2019

(AFFIX SEAL)

KELLY D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
City Limits Construction, LLC	City Limits Construction	
(NAME)	(NAME)	
5609 A and B Tennessee Avenue	P.O. Box 40466	09106046700 & 09106028800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE PHILLIP LAUDERBACK, II AND TINA MILLER LAUDERBACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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.'s 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 description.

Being the same property conveyed by Warranty Deed from Niwot Partners, LLC to George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife, as recorded on the 12th day of July, 2018 in Instrument No. 20180712-0067545, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitcklaim Deed from George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife to George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife dated July 26, 2018, of record in Instrument No. 20180727-0073385, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 5609 A and B Tennessee Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 hand this 26 day of September, 2018

GEORGE PHILLIP LAUDERBACK, II

TINA MILLER LAUDERBACK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Phillip Lauderback, II and Tina Miller Lauderback, the bargainors, 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 at Nashville, Tennessee this 26 day of September, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019