Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 150469 DEEDWARR
10/10/2018 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,218.15
20181010-0100512

39-B
File #18-1354

WARRANTY DEED

34482

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Davis and wife, Sharon Davis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Andrew Lapps, Jr. and Christine Marie Lapps, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 1, together with the appurtenant interest in the common elements of Lealand Brownstones, a Horizontal Property Regime with Private Elements established by Amended and Restated Master Deed in Instrument No. 20130521-0051151, Register's Office for Davidson County, Tennessee, said unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Jeffrey Davis and wife, Sharon Davis by deed from Leland Partners, a Tennessee General Partnership, dated May 31, 2013, of record in Instrument No. 20130603-0055494, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 828 B Clayton 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of October, 2018.

Jeffrey Davis

Sharon Davis

State of Tennessee)
County of Davidson)

On this 4th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey Davis and Sharon Davis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 599,500.00.

Affiant

Sworn and subscribed before me on this the 4th day of October, 2018.

Notary Public

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

My Commission Expires: October 7 2019

NEW OWNER:
Brian Andrew Lapps, Jr.
828 B Clayton Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Bank of Tennessee
301 E. Center Street
Kingsport TN 376600

TAX MAP-PARCEL #:
118-06-0F-001.00

201810100100512

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

