PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

The actual consideration or value, whichever is greater, for this transfer is $274,900.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2018.

Notary Public

My commission expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Karen Y Johnson Davidson County
Batch# 160740 **DEEDWARR**
11/15/2018 01:33:01 PM 2 pgs
Fees: $13.00 Taxes: $1,017.13

20181115-0112636

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony W. Higbee	Churchill Mortgage Corp.	**03405006000**
1523 Monticello Avenue	761 Old Hickory Blvd #400	
Madison, TN 37115	Brentwood TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

Christopher Lawson and wife, Tabatha McCarver Lawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony W. Higbee, single man

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 lot no. 1, on the plan of Rebecca Heights, as of record in Book 2330, page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Lawson and James Lawson, as joint tenants with survivorship, by Warranty Deed from Michael Dean Smith, Patricia Gayle Hoy, Jerry Wayne Smith, and Debra Sue Lawson, dated August 2, 2004, of record in Instrument No. 20040805-0094034, Register's Office for Davidson County, Tennessee. James Lawson conveyed subject property to Christopher Lawson, by Quitclaim Deed dated December 7, 2010, of record in Instrument No. 20101215-0099808, Register's Office for Davidson County, Tennessee. Tabatha McCarver Lawson hereby sign to convey any interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 2488, page 292, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1523 Monticello Avenue, Madison, TN 37115.

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 in 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.

_____ Date: 11-13-18
Christopher Lawson

_____ Date: 11/13/18
Tabatha McCarver Lawson

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Christopher Lawson and Tabatha McCarver Lawson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER