Karen Johnson Davidson County
Batch# 194575 DEEDWARR
02/12/2019 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190212-0013126

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of February, 2019

Notary Public

Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan James Ford 3416 Harborwood Circle Nashville, TN 37214	United Wholesale Mtg 585 South Blvd, East Pontiac, MI 48341	108-12-0B-189.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I,

Renee E. Lawwill, Trustee of The Renee E. Lawwill Revocable Living Trust U/A/D dated May 7, 2009

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan James Ford, unmarried

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. 163 on the Plan of Phase 1A - Section 6, Harborview of record in Plat Book 7900, Page 645, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Lawwill and wife, Louise G. Lawwill, trustee's under Agreement dated March 31, 1993 by Warranty deed from Frank Batson Homes, Inc of record in Book 9512, page 271, Register's Office for Davidson County, Tennessee, dated November 02, 1994 and recorded on November 04, 1994. Also Being the same property conveyed to John Lawwill, unmarried by Quitclaim deed from John Lawwill, Trustee under Agreement Dated March 31, 1993 of record in Instrument No. 20050831-0104216 Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on August 31, 2005. Also Being the same property conveyed to John Lawwill, Trustee under Agreement Dated March 31, 1993 by Quitclaim deed from John Lawwill, unmarried of record in Instrument No. 20050909-0108657 Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on September 09, 2005 and Re-recorded on September 19, 2005 in Instrument No. 20050919-0112375. Also Being the same property conveyed to Renee E. Lawwill, trustee of The Renee E. Lawwill Revocable Living Trust U/A/D May 07, 2009 by Quitclaim deed from Renee E. Lawwill and Glafre Offutt, Trustees of The John Lawwill and Louise G. Lawwill Revocable Living Trust U/A/D March 31, 1993 of record in Instrument No. 20100108-0002050 Register's Office for Davidson County, Tennessee, dated May 07, 2009 and recorded on January 08, 2010.

Renee E. Lawwill and Rennee Lawwill are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3416 Harborwood Circle, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of February, 2019.

The Renee E. Lawwill Revocable Living Trust U/A/D May 7, 2009

By: Renee E Lawwill, Trustee
Renee E. Lawwill, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Renee E. Lawwill, Trustee of The Renee E. Lawwill Revocable Living Trust U/A/D dated May 7, 2009** 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 Brentwood, Tennessee this 11th day of February, 2019

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY