THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25576

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 199872 **DEEDWARR**
02/27/2019 10:30:07 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20190227-0017744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Griffith	owner	MAP 053-12-0-
3560 Brick Church Pike		PARCEL 090.00
Nashville, TN 37207		
(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, I, **Ginger Marie Lawler, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Griffith. A single person**

HEREINAFTER CALLED THE GRANTEE, 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 Nos. 6 and 7, Block 5, Dabbs and Elliot Subdivision No. 1, Old Hickory, Tennessee, as of recorded in Book 547, Page 97, Register' s Office for said County.

SAID Lot Nos. 6 and 7 front 25 feet each on the northeasterly side of Concrete Drive and run back between parallel lines 120 feet to an alley, Lot No. 6 running back with the southeasterly margin of 28th Street.

INCLUDED but EXCLUDED is that portion of the premises taken by the State of Tennessee as referenced in instrument of record in Book 5077, Page 944, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ginger Marie Lawler, unmarried, by Executor's Deed from Leroy Johnston Ellis, IV, Executor of the Estate of Bobby D. Maxwell, of record in Instrument No. 20181213-0121581, Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 13, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2803 Old Hickory Blvd., Old Hickory, TN 37138.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 26th day of February, 2019.

Ginger Marie Lawler

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 **Ginger Marie Lawler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN