RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 348356

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$490,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of February, 2019. Notary Public My commission expires: 2/27/2021 (AFFIX SEAL)

DANA WARSOP NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremy Lawson **Kathryn Lawson**	New Owner	**Map 104-14-0 Parcel 109.00**
2901 West Linden Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Emily F. Applegate, unmarried

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

Kathryn Lawson and Jeremy Lawson, wife and husband

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 the westerly one-half of the easterly one-half of the northerly one-half of Lot No. 30 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 30 fronts 50 feet on the southerly side of West Linden and runs back between parallel lines, 192 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Emily F. Applegate, by Deed dated April 30, 2013 from Matthew T. Hancock and Lauren Hancock, husband and wife, of record in Instrument No. 20130503-0044989, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Emily F. Applegate, pursuant to a Power of Attorney executed by her on the 26th day of February, 2018, of record in Instrument No. 20190228-0018040, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Page 6, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for 50 foot roadway as of record in Book 436, Page 238, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2901 West Linden Avenue, Nashville, TN 37212**

Karen Johnson Davidson County
Batch# 201270 DEEDWARR
03/04/2019 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20190304-0019218

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 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/our hand(s) this **28th** day of **February, 2019.**

Emily F. Applegate by Allen Huggins, Atty Infact

Emily F. Applegate by Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **28th** day of **February, 2019,** personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact of **Emily F. Applegate,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Emily F. Applegate**, for the purposes therein contained, by signing the name of **Emily F. Applegate,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2019.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

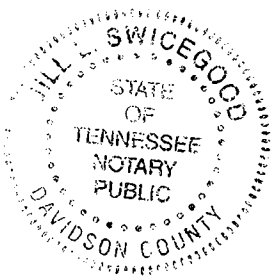
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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