THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219281

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $365,050.00.

Affiant

Subscribed and sworn to before me, this5th day of April, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 214760 DEEDWARR
04/08/2019 08:57:28 AM 2 pgs
Fees: $13.00 Taxes: $1,350.68

20190408-0031445

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler K. Ginn and Morgan Ginn 300 Bramblewood Drive Nashville TN 37211	CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	Tax Parcel ID No. 147-05-0-121.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John David Lawhorn and Kelli Lawhorn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler K. Ginn and Morgan Ginn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 410 on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Pages 1 and 2, 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 David Lawhorn and Kelli Lawhorn, husband and wife by Warranty Deed from David J. Herren and Jessie F. Herren, husband and wife, recorded on the 6th day of June, 2016 in Instrument No. 20160606-0056516, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, CRIEVE HALL ESTATES, as recorded in Plat Book 2331, Page(s) 1 and 2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2332, Page 92.

This is improved property located at 300 Bramblewood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2019.

John David Lawhorn

Kelli Lawhorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John David Lawhorn and Kelli Lawhorn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2019.

Notary Public

My Commission Expires: _____

