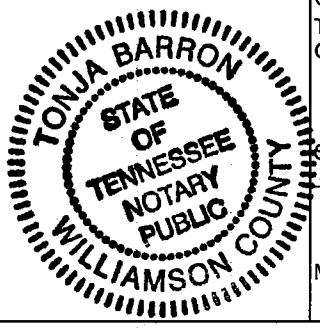
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 394054



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura Harris	NEW OWNER	117-02-0-024
(NAME)	(NAME)	
4021 Stoneybrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jodie Beneke, Co-Trustee of Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Laura Harris, unmarried and Stephanie King, unmarried, tenants in common with right of survivorship, hereinafter called the GRANTEE(S), and/or their 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. 2 on the Plan of Sharondale Subdivision, of record in Plat Book 3500, Page 127, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the northeasterly margin of Sharondale Drive at he corner of lots Nos. 1 and 2; thence with the line between said lots, northeasterly 164.35 feet to the line of Lot No. 3; thence with the line between Lots 2 and 3 northwesterly 61.85 feet to the southeasterly margin of Woodlawn Drive; thence with the margin of the same, southwesterly as follows: 57.52 feet to a concrete monument; 60.33 feet to a concrete monument; 27.06 feet to a concrete monument at the beginning of curve; thence around said curve in a southerly direction 45.56 feet to the margin of Sharondale Drive thence with the margin of same, southeasterly 67.80 feet to the point of beginning.

Being the same property conveyed to Ellen Lawson Conn, a married woman, by Warranty Deed from Katherine Suzanne Johnson, William Zachary Samuels and Mary A. Samuels and Kimberly Ann Deaton, dated March 4, 2010 and recorded March 8, 2010 of record in Instrument No. 20100308-0017503, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellen Lawson conn, a married woman, under that certain final Decree under Docket No. 09D-3520 in the matter of Ellen Shea Conn V. James Gheens Conn, of record in Instrument No. 20131021-0109741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust, dated February 16, 2017 by Quit Claim Deed from Ellen C. Lawson, dated April 7, 2017 and recorded April 25, 2017 of record in Instrument No. 20170425-0040313, in Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 222107 DEEDWARR
04/25/2019 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20190425-0038297

201904250038297

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 3500, Page 127, and Amendment Plat Recorded in Book 3871, Page 129, in the Register's Office for Davidson County, Tennessee. Right of Way Easement recorded in Book 4793, Page 81 in the Register's Office of Davidson County, Tennessee. Charter Nonprofit Corporation is Recorded in Instrument No. 20140331-0026515, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2506 Sharondale Drive, Nashville, TN 37215
2831 Woodlawn Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 17th day of April, 2019.

Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017

By: Jodie Beneke
Jodie Beneke
Its: Co- Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodie Beneke, Co-Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and Official seal this 17th day of April, 2019.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

201904250038297

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

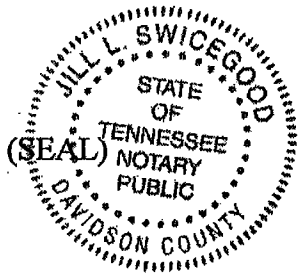
Attorney or Custodian

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 Donald R. Barrett, Jr., 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

900