Karen Johnson Davidson County
Batch# 225799 DEEDWARR
05/03/2019 12:54:30 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20190503-0041676

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,900.00.

Affiant

Subscribed and sworn to me on 05/03/19.

NOTARY PUBLIC
My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew Graden Martin Boram Ku 2317 Ingleside Drive Nashville, TN 37214	FirstBank 318 Seaboard Ln, #205 Franklin, TN 37067	095-03-0-099.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas K. Lawson and wife, Cheryl Auch, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Andrew Graden Martin and Boram Ku, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 155 on the Plan of Merry Oaks Subdivision, as of record in Plat Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas K. Lawson, single by Warranty Deed from Bradley Keith Hollingsworth, an unmarried man, recorded on the 12th day of November, 2010 in Instrument No. 20101112-0090945, in the Register's Office of Davidson County, Tennessee.

Cheryl Auch, spouse of Thomas K. Lawson, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Thomas K. Lawson.

This is improved property known as 2317 Ingleside Drive, Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/03/19.

Thomas K. Lawson

Cheryl Auch

STATE OF TENNESSEE
COUNTY OF Shelby

On 05/2/19, before me personally appeared Thomas K. Lawson and Cheryl Auch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/2/19.

NOTARY PUBLIC

My Commission Expires: April 1, 2023

CINDY ROBERTSON BRAXTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020