WARRANTY DEED

Karen Johnson Davidson County
Batch# 234831 DEEDWARR
05/24/2019 03:45:13 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20190524-0049671

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jennye Wallace and Morgan Miller	TITE MORTGAGE FIRM	072 14 0 026.00
(NAME)	(NAME)	
2605 Neldia Ct	921 DOUGLAS AVENUE #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	ALTAMONTE SPRINGS, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Adam Laufman and Laura Laufman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennye L. Wallace, a married woman joined by her spouse, Morgan Miller**, 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 Lot No. 16, on the Plan of Neldia Heights, as shown on plat of record in Plan Book 2663, Page 47, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 16 fronts 62.7 feet on the easterly side of Neldia Court and runs back 219.4 feet on the northerly line and 175.3 feet on the southerly line to a dead line, which is a broken line, and measures 62.8 feet thereon.

Being the same property conveyed to Adam Laufman and Laura Laufman, husband and wife by Warranty Deed from The Twin Team, LCC dated June 26, 2015 and recorded June 29, 2015 as Instrument No. 20150629-0062197, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: SNA-1903799SSO

unimproved ☐
This is improved ☒ property, known as 2605 Neldia Ct, Nashville, TN 37206

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 heirs and assigns forever; and we do covenant with 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 our hands this 20 day of May, 2019

Adam Laufman

by Adam Laufman her attorney-in-fact
Laura Laufman by Adam Laufman her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Adam Laufman and as Attorney in fact for Laura Laufman, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2019.

MATTHEW C. REISCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

File Number: SNA-1903799SSO