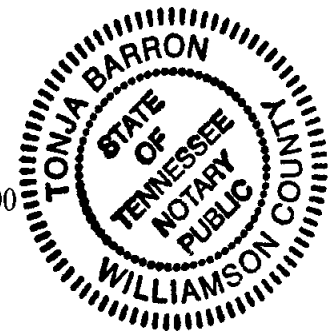
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 395490



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 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
William Luke Hammond	New Owner	104060I00500CO
(NAME)	(NAME)	Karen Johnson Davidson County
3210 Orleans Drive, Unit #5		Batch# 238899 **DEEDWARR**
(ADDRESS)	(ADDRESS)	06/05/2019 09:45:38 AM 2 pgs
Nashville, TN 37212		Fees: $13.00 Taxes: $684.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190605-0053635

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, Randy Short, Co-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 William Luke Hammond, a unmarried man, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5, on the Plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed of record in Book 6437, Page 536, Register's Office for said County, Which plan and record thereof are incorporated herein and made a part hereof by reference. Master Deed was amended in Book 6442, Page 49, said Register's Office.

Being the same property conveyed to Ellen C. Lawson by Warranty Deed from Steve L. Hall, unmarried dated September 9, 1994 and recorded September 13, 1994 of record in Book 9462, Page 936 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 Quitclaim Deed from Ellen C. Lawson, dated April 17, 2017 and recorded April 25, 2017 of record in Instrument No. 20170425-0040308, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

Covenants, conditions, restrictions and easements, if any, recorded as Book 6437, Page 536, Supplemental Amendment recorded as Book 6442, Page 49 and Book 6460, Page 96, and Bylaws recorded as Book 6437, Page 547 Register's Office for Davidson County, Tennessee.

Charter of Orleans Condominiums Homeowners' Association recorded as Instrument No. 20040322-0032150, Register's Office for Davidson County, Tennessee.

Quitclaim deed to Orleans Condominiums Homeowners' Association recorded as Instrument No. 200502070014123, 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 ☒ 3210 Orleans Drive, Unit #5, Nashville, TN 37212

(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 30th day of May, 2019 .

Randy Short, Co-Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017

By: _____
Randy Short
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, the within named Randy Short, Co-Trustee of the Ellen C. Lawson Revocable Living Trust the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) and who cknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2019.

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

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