Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027
B19-1331

Karen Johnson Davidson County
Batch# 264232 DEEDWARR
07/30/2019 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $728.90
20190730-0075078

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of July, 2019

Notary Public

Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Vandermark and Elizabeth Fulghum 5012 Lickton Pike Whites Creek, TN 37189	New Owner	023-00-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brandon Lawson and Jenna Lawson, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Vandermark and Elizabeth Fulghum, husband and wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Tract I: Being in the 10th Civil District of said County and State, described according to a survey by H. Gee, September 1, 1964, as follows:

Beginning in the center of Lickton Pike at the intersection of the same and a point in the Southern boundary line of the property conveyed to Robert L. Eanes and wife, of record in Book 3801, Page 496, Register's Office for said County; thence with the Southern boundary line of Eanes' property South 84 degrees West 405 feet to an iron pin; thence North 2 degrees 45 minutes West 417 feet to a 24 inch elm tree; thence North 9 degrees 32 minutes East 173 feet to an 18 inch elm tree; thence North 2 degrees 32 minutes West 551 feet; thence North 23 degrees 12 minutes West 237 feet; thence South 36 degrees West 500 feet; thence South 39 degrees 30 minutes West 455 feet to an iron pin; thence South 27 degrees 30 minutes East 399 feet to an iron pin; thence South 54 degrees 15 minutes East 454 feet to an iron pin; thence South 46 degrees 15 minutes East 207 feet to the center of Lickton Pike; thence with the center of the same North 61 degrees 15 minutes East 432 feet to the beginning, containing 14.1 acres, more or less.

Tract II: A tract of land in the 10th, formerly the 22nd, Civil District of said County, described according to a survey made by Geo W. Watkins, Surveyor, February 24, 1951, as follows:

Beginning at a point in the center of Lickton Pike, at the Northeast corner of the property conveyed to W. T. Hunter and Eva Hunter by deed from J. A. Owens, of record in Book 651, Page 491, Register's Office for said County; thence with the Northern boundary line of said Hunter property, South 84 degrees 15 minutes West 403.5 feet to an iron pin in Hunter's line; thence with Hunter's line, North 2 degrees 45 minutes West 259 feet to an iron pin; thence South 41 degrees East 278.5 feet to an iron pin and stump; thence South 86 degrees 45 minutes East 232.7 feet to the beginning, containing 0.7 of an acre, more or less.

Being the same property conveyed to Jaclyn Clark, a married woman by Warranty Deed from G. Michael Bennett, unmarried of record in Instrument No. 20170316-0025750, Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 16, 2017. (Value of consideration shown in aforementioned deed $157,800.00.)

Being the same property conveyed to Jenna Magnano and Brandon Alexander Lawson, wife and husband by Warranty Deed from Jaclyn Clark and Josh Clark, a married couple of record in Instrument No. 20181203-0117427, Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on December 03, 2018. (Value of consideration shown in aforementioned deed $159,900.00.) Being also known as 5012 Lickton Pike, Nashville, Tennessee 37189.

The said Jenna Magnano is now known as Jenna Lawson

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5012 Lickton Pike, Whites Creek, TN 37189

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st 30th day of July, 2019.

Brandon Alexander Lawson
By: Jenna Lawson
attorney in fact

Brandon Alexander Lawson By
Jenna Lawson, Attorney in Fact

Jenna Magnano Lawson
Jenna Lawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jenna Lawson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st 30th day of July, 2019.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/31/21

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Jenna Lawson, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Brandon Alexander Lawson as his true and lawful attorney in fact and acknowledged that she executed the same as the free act and deed of Branson Lawson, as referenced by power of attorney of record in Instrument No 20190730007507 7 Register's Office for Davidson County, Tennessee.

Witness my hand and seal, at office, on this the 31st 30th day of July, 2019.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

Commission Expires: 3/31/21

Commission Expiration: 3/21/24

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER