39B

Karen Johnson Davidson County
Batch# 273547 DEEDWARR
08/19/2019 03:06:42 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190819-0083032

This instrument prepared by J. Stephen Broadway, Attorney at Law
310 East Market Street, Fayetteville, Tennessee 37334

ANDREW L. LAWSON ET AL—DEED TO—SUSAN REBECCA FLUKE

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY THOUSAND AND NO/100 ($360,000.00) DOLLARS**, this day cash in hand paid to us, the undersigned, Andrew L. Lawson and Lauren Broadway Lawson by Susan Rebecca Fluke, receipt of which is hereby acknowledged, we, the said Andrew L. Lawson and wife, Lauren Broadway Lawson, have this day bargained and sold and do hereby transfer and convey unto the said Susan Rebecca Fluke* in and to the following described tract or parcel of land, lying and situated in Davidson County, Tennessee, bounded and described as follows:

*unmarried woman

> Land in Davidson County, Tennessee, being Lot 6, as shown on the map entitled the Plan of Brentwood Hall, Section 1, of record in Plat Book 2083, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> And being the same real estate conveyed unto Andrew L. Lawson and wife, Lauren Broadway Lawson by deed of Andrew L. Lawson and Lauren E. Broadway Lawson and recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20121109-0103827, dated November 3, 2012, (see also Instrument No. 20120911-0082463), to which deed references are here had for particulars.

TAX PARCEL ID NO. 146-16-0-005.00

TO HAVE AND TO HOLD said above described real estate unto the said Susan Rebecca Fluke and unto her heirs and assigns, forever.

GRANTORS COVENANT with Grantee that they are lawfully seized and possessed of said described real estate, that they have a good and perfect right to sell and convey the same and that the same is free, clear and unencumbered, save and except for all matters noted on plan of record in the said Register's Office in Plat Book 2083, page 18, save and except for terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in the said Register's Office in Book 2084, page 409 and Book 2088, page 637 and save and except for a lien for the 2019 real estate taxes which are to be prorated.

This instrument prepared on the basis of information furnished by the parties

GRANTORS FURTHER COVENANT with Grantee and hereby binds themselves, their heirs and personal representatives to warrant and forever defend the title to the real estate herein conveyed against the lawful claims and demands of all persons, whomsoever, save and except for said matters noted on plan of record, said covenants, conditions and restrictions and said taxes.

PERSONAL PROPERTY to remain with the dwelling includes: All kitchen appliances, all shutters/blinds, all bathroom mirrors and storage shed. The personal property is being left for the sole convenience of the Grantors and has no monetary value.

IMMEDIATE POSSESSION is to be given.

In testimony of all which we have hereunto set our hands, this the 16th day of August, 2019

Andrew L. Lawson

Lauren Broadway Lawson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainors, Andrew L. Lawson and Lauren Broadway 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 purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16 day of August, 2019.

Notary Public

My commission expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address of property owner:

SUSAN REBECCA FLUKE
515 Hogan Rd
Nashville, TN 37220

Name and address of person responsible for real estate taxes:

~~SAME~~ FIRST BANK
318 Seaboard Ln #205
Franklin, TN 37067

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me on this the 1st day of August, 2019

Notary Public

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON