Return to:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-2029
Parcel ID: 145-06-0-029

Karen Johnson Davidson County
Batch# 293023 DEEDWARR
09/30/2019 10:50:20 AM 2 pgs
Fees: $13.00 Taxes: $3,223.62
20190930-0099132

Property Address:
1838 Laurel Ridge Drive, Nashville, TN 37215

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:

New owner

Address of New Owner:
1838 Laurel Ridge Dr.
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JARED BANKS, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ROBERT MORE, JR. and KALAN MORE, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Laurel Ridge, Section three of record in Plat Book 3600, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 167.7 feet on the Northerly side of Laurel Ridge Drive and extends back 297.8 feet on the Easterly line and 264.8 feet on the Westerly line to a dead line, measuring 254.6 feet thereon.

Being the same property conveyed to JARED BANKS by Deed dated November 26, 2018 from MEDFORD S. WEBSTER, recorded November 29, 2018, in Instrument Number 20181129-0116598, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1838 Laurel Ridge Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 3600, page 9, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to The Metropolitan Government of Nashville and Davidson County as contained in Book 8045, page 676, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 1639, page 329, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 27 day of September, 2019.

JARED BANKS

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 JARED BANKS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 27 day of September, 2019.

STEPHANIE A GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $871,250.00.

Affiant

SWORN TO and subscribed before me on this 27th day of September, 2019.

Notary Public

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
4-23-23