TF 35047

THIS INSTRUMENT PREPARED BY:
Hayley M. Smith, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 302046 DEEDWARR
10/17/2019 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20191017-0106418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,900.00.

Affiant

SUBSCRIBED AND SWORN to before me this 11th day of October, 2019.

Notary Public
My Commission Expires: 11/8/22

HAYLEY MICHELLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Laura Rebecca Alden and Nicholas Russel Sullivan 732 Branch Creek Road. Nashville, TN 37209	Truxton Trust 4525 Harding Pike, Suite 300 Nashville, TN 37205	Map/Par: 103-10-0-017.00.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, ROBERT BRONSON LANKFORD, a married man, (the "Grantor"), has this day bargained and sold, and do hereby transfer and convey unto LAURA REBECCA ALDEN and NICHOLAS RUSSEL SULLIVAN, wife and husband (collectively the "Grantee"), their heirs and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled the Plan of Brookside Courts Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT BRONSON LANKFORD, UNMARRIED, by deed from THOMAS D. NEILSON AND WIFE, LAURA F. NEILSON, of record in Instrument No. 20011101-0119170, dated October 6, 2001, said Register's Office. Being further conveyed to ROBERT BRONSON LANKFORD, by quitclaim deed from ROBERT

BRONSON LANKFORD AND TERRI BEUERLIN LANKFORD, of record in Instrument No. 20170515-0048238, dated May 2, 2017, said Register's Office. This property has not now nor has it ever been the marital residence of Grantor.

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, their successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it, and that said land is unencumbered, except for current taxes, and restrictions and easements of record. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 11th day of October, 2019.

GRANTOR:

Robert Bronson Lankford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Bronson Lankford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he is the within named Grantor, and that he, as such, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of October, 2019.

Notary Public

My commission expires:

HAYLEY MICHELLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

