This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF** Rutherford

The actual consideration or value, whichever is greater is $520,000.00.

Affiant

Subscribed and sworn before me this the 1st day of November, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 310004 DEEDWARR
11/04/2019 09:12:38 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20191104-0113140

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Justin Titus<br>417 Glen West Dr<br>Nashville, TN 37215 | New Owner | 105-07-0M 002.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KURTIS LAMMERS AND EMILY LAMMERS, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUSTIN TITUS AND LAURA TITUS, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with the common elements appurtenant to said unit, as established by Declaration of Covenants, Conditions and Restrictions for 606 MOORE AVENUE TOWNHOMES, of record in Instrument No. 20140612-0051356, in the Register's Office for Davidson County, Tennessee, and shown on plat attached thereto as Exhibit C, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily Lammers and husband, Kurtis Lammers, as tenants by the entirety, by deed from Emily Lammers, formerly known as Emily Kempf, dated 04/17/2019, of record in Instrument No. 20190424-0037839, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 606 B Moore Ave, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 1st day of November, 2019.

Kurtis Lammers

Emily Lammers

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kurtis Lammers and Emily Lammers,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2019.

My commission expires: 9-6-22

Notary Public

