Karen Johnson Davidson County
Batch# 318626 DEEDWARR
11/22/2019 02:40:30 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20191122-0121079

1692-19

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 191023486**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Subscribed and sworn to before me, this ~~20th~~ 22nd day of November, 2019.

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Notary Public
My Commission Expires: 1/3/22

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Paul Ryan Whitmire<br>4406 Colorado Avenue<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>103 04 0 226.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William V Lashlee and Laura Ann Luckado, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul R. Whitmire, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of a part of Sylvan Park, Block 16, as of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a complete description.

Being the same property conveyed to Laura Ann Luckado and William P. Redick, Jr., by Warranty Deed from Washington I. Tragle, Jr., Unmarried of record in Book 6633, Page 293, in the Register's Office of Davidson County, Tennessee, dated August 12, 1985 and recorded August 19, 1985.

Being the same property conveyed to Laura Ann Luckado, by Quitclaim Deed from Laura Ann Luckado and William P. Reddick, Jr., of record in Book 9265, Page 794, in the Register's Office of Davidson County, Tennessee, dated February 23, 1994 and recorded March 03, 1994.

William V Lashlee joins in this instrument for the purpose of conveying any and all marital interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Part of Sylvan Park, as recorded in Plat Book 332, Page(s) 104.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or

discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4406 Colorado Avenue Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 13th day of November, 2019.

William V Lashlee

Laura Ann Luckado

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William V Lashlee and Laura Ann Luckado, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2019.

Notary Public

My Commission Expires: 7/9/22

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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 it is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020