Karen Johnson Davidson County
Batch# 321162 DEEDWARR
11/27/2019 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20191127-0122614

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/2/23

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Charles Andrew Robinson and Bertha Judith Romero-Gallo	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
106 Lakewood Drive		05100019000
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Maggie Lawrence, married** . HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of James T. Hayes Subdivision, as of record in Book 9700, Page 172, Revised in Book 9700, Page 232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maggie Lawrence, unmarried by Warranty Deed from Kevin O. Dale, unmarried of record in Instrument No. 20040319-0031436, Register's Office for Davidson County, Tennessee, dated February 19, 2004 and recorded on March 19, 2004.and re-recorded on July 30, 2004, in Instrument No. 20040730-0091256, Register's Office for Davidson County, Tennessee.

Edwin Lawrence joins in this conveyance to transfer any and all marital interest he may have in the above described property as the spouse of Maggie Lawrence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 9700, Page 172 and Book 9700, Page 232, Book 10126, Page 793, Book 2204, Page 267, Book 1129, Page 13 and Book 4737, Page 695, Book 1580, Page 485, Book 6481, Page 948, Book 11578, Page 895, **and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved / improved x property, known as 106 Lakewood Dr. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 21 day of November, 2019.

Maggie Lawrence

Edwin Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Maggie Lawrence and Edwin Lawrence** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of November, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer L. Pennell,** 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020