PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Teresa Colcrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC DBA Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Desire Reid Church	Desire Reid Church	150-2-139
(NAME)	(NAME)	
1005 Wesleyville Street	1005 Wesleyville Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200265

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/we, **Chad A. Lautt, Trustee of Tip Top Trust dated October 11, 2007** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Desire Reid Church**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 17-A, Zone Lot Division of Lots 16, 17, 25 through 33, and 37 through 45, Harbor Gate, Section I Revised, as of record in Plat Book 6250, page 638, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Chad A. Lautt, Trustee of Tip Top Trust dated October 11, 2007 by Warranty Deed from Shannon B. Young dated June 7, 2019 and filed of record in Instrument No. 20190612-0056468, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1005 Wesleyville Street, Nashville, TN 37217
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 367494 DEEDWARR
03/05/2020 10:08:43 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200305-0024691

Witness my hand this 2nd day of March, 2020

Chad A. Lautt, Trustee of Tip Top Trust dated ~~October 11, 2007~~.

BY: Chad Lautt, Trustee
Chad A Lautt, Trustee

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chad A Lautt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee (or other officer authorized to execute the instrument) of Tip Top Trust, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Trustee (or other authorized officer).

Witness my hand, at office, this 2nd of March, 2020.

AE Walston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires