Karen Johnson Davidson County
Batch# 373142 DEEDWARR
03/17/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20200317-0029158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MARCH, 2020 .

Notary Public

MY COMMISSION EXPIRES: 3-28-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Cruze	Legacy Home Loans LLC	133 04 0 022.00
(NAME)	(NAME)	
88 Vaden Drive	4004 Hillsboro Pike Ste 601	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lauren S. Laviola, and Boyd Culver, wife and husband, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Jeffrey Cruze, a single man and Katelyn Phillips, a single woman, tenants in common with right of survivorship, hereinafter called the GRANTEE(S), and/or their 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. 223 on the Plan of Glencoe Acres, Section II, as of record in Book 1835, Pages 136, 137 and 138, Register's Office for said county, to which Plat reference is hereby made for a more complete and accurate description of the property.
Being the same property conveyed to Melba C. Bush by Warranty Deed from Lester L. Harper and wife, Carol W. Harper, dated 08/19/1958 and recorded 08/29/1958, of record in Book 2802, Page 425, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren S. Laviola, an unmarried woman by Warranty Deed from Germain C. Bush, unmarried, dated 04/27/2018 and recorded 05/02/2018, of record in Instrument 201805020041478, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 88 Vaden Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of March, 2020 .

Lauren S. Laviola
Lauren S. Laviola

Boyd Culver by Lauren S. Laviola, his attorney-in-fact
Boyd Culver

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren S. Laviola, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of March, 2020.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Notary Public:
My Commission Expires: 5/15/21

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren S. Laviola, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the attorney in fact of Boyd Culver and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of March, 2020.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Notary Public:
My Commission Expires: 5/15/21

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)