This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20-7316

Karen Johnson Davidson County
Batch# 411511 DEEDWARR
06/08/2020 11:37:13 AM 2 pgs
Fees: $13.00 Taxes: $1,946.38
20200608-0058513

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $526,050.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

Notary Public
My Commission Expires: 12-19-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Lavoie, Lindsay Lavoie and Gregory Bouvy Jr. 1004 South Graycroft Avenue Madison, TN 37115	NEW OWNER	051-02-0-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brandon H. Norris, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Lavoie, an unmarried man, and Lindsay Lavoie, an unmarried woman, and Gregory Bouvy, Jr., an unmarried man, all as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, beginning at an existing pin on the westerly right-or-way line of South Graycrort Avenue (as widened) at the common corner or herein-described tract and the southeast corner of Parcel 34 on Tax Map 51-2 owned by Memorial Companies, Inc., by deed recorded in Book 8202, Page 912, Register's Office for Davidson County, Tennessee; said pin being S 2 E 44' 17" W, 210.92 feet from the southerly right-of-way line or Chadwell Drive as measured along the westerly right-of-way line or South Graycroft Avenue; thence, with the westerly right-of-way of South Graycroft Avenue (as widened) S 2 E 44' 17" W, 204.00 feet to an iron pin set at the northeast corner or Parcel 35.1 owned by Albert Eugene Steakley by Deed Book 5022, Page 484, Register's Office for Davidson County, Tennessee; thence with the north line of Parcel 35.1, N 87 E 06' 40" W, 299.30 feet to an iron pin set; thence, with offset in north line of parcel 35.1, N 2 E 44' 17" E, 3.98 feet to an iron pin set; thence, continuing with the north line of Parcel 35.1, N 87 E 06' 40" W, 130.37 feet to an iron pin set in the east line or Parcel 8 on Tax Map 51 owned by Nashville Memorial Hospital, Inc., recorded in Deed Book 7176, Page 523, Register's Office for Davidson County, Tennessee; thence, with the east line of Parcel 8 on Tax Map 51, N 2 E 35' 13" E, 158.49 feet to an iron pin set, the southwest corner of Parcel 33, on Tax Map 51-2 owned by Alfred E. Wehby by Deed Book 3849, Page 404, Register's Office for Davidson County, Tennessee; thence with the south line of Parcel 33, S 87 E 06' 40" E, 130.00 feet to an iron pin set; thence with the east line (in part) or Parcel 33, N 2 E 54' 24" E, 48.52 feet to an existing iron pin, the southwest corner of Parcel 34 on Tax Map 51-2, thence with the south line of Parcel 34, S 85 E 46' 33" E, 300.34 feet to the point of beginning and continuing 82.832 square feet or 1.902 acres, more or less.

Being the same property conveyed to Brandon H. Norris, unmarried by Warranty Deed from

Chrysty B. Fortner, unmarried, dated September 29, 2016, recorded October 5, 2016, of record in Instrument No. 20161005-0105235, Register's Office for Davidson County, Tennessee.

Lacey D. Norris joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1004 South Graycroft Avenue, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of May, 2020.

GRANTOR:

Brandon H. Norris

Lacey D Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon H. Norris and Lacey D. Norris, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2020.

Notary Public
My Commission expires: 11-3-20

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020