Karen Johnson Davidson County
Batch# 435893 **DEEDWARR**
07/13/2020 10:36:03 AM 2 pgs
Fees: $13.00 Taxes: $1,622.45

20200713-0076136

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2020-1785

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of June, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Josue Medina 247 Blackman Road Nashville, TN 37211	NEW OWNER	147.06-0-236.00

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 consideration, the receipt of which is hereby acknowledged, I/we, Chase S. Lauer and John **L**. Lauer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kevin Josue Medina, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot Number 1 on the Plan of the Resubdivision of Lot 120, Caldwell Country Estates, Section One, of record in Plat Instrument Number 200710300127741, amending Plat Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Chase S. Lauer and John J. Lauer from Michael Jeffrey Stanford by Warranty Deed dated May 8, 2017 and recorded May 26, 2017 in Instrument Number 20170526-0052577, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 247 Blackman Road, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 12th day of June, 2020

Chase S. Lauer

John L. Lauer

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Chase S. Lauer and John L. Lauer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of June, 2020.

Notary Public
My Commission Expires: 6-24-2023

