Karen Johnson Davidson County
Batch# 452210 DEEDWARR
08/06/2020 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20200806-0087820

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2077

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2020

Notary Public

Commission Expires: 10-25-2022

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Ferrell 1317 North 6th Street Nashville, TN 37207	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	071-16-0-370.00

WARRANTY DEED

FOR AND IN 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,

Gregory M. Lackey, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Ferrell, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Tom Joy Subdivision of record in Plat Book 3600, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 55.15 feet on the Easterly margin of North 6th street, and extends back between lines 157.5 feet on the Northerly line and 134.0 feet on the Southerly line to a dead line in the rear on which it measures 83.0 feet.

Being the same property conveyed to Richard Nathaniel Ordway and wife, Brenda Joyce Ordway by Warranty deed from Andrew Ewing, Trustee, of record in Book 3911, page

935, Register's Office for Davidson County, Tennessee, dated July 06, 1965 and recorded on July 11, 1965. The said Richard Nathaniel Ordway died on June 10, 2019, leaving Brenda Joyce Ordway the sole owner as surviving tenant.(Value or consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to FTS Investments, LLC, a Tennessee Limited Liability Company, by Warranty deed from Brenda Joyce Ordway, unmarried, of record in Instrument No. 20191226-0132735, Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 26, 2019. (Value of consideration shown in aforementioned deed $165,000.00.)

Being the same property conveyed to Gregory M. Lackey, an unmarried man, by Warranty deed from FTS Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20200117-0006224, Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on January 17, 2020. (Value of consideration shown in aforementioned deed $240,000.00.) Being also known as 1317 North 6th Street, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1317 North 6th Street, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2020.

Gregory M. Lackey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory M. Lackey** with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2020.



Notary Public
My Commission Expires: 10-25-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022