Karen Johnson Davidson County
Batch# 458543 DEEDWARR
08/17/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20200817-0092256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

R-VRES-20-4306

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Jackson Lawhorn, III and Margaret Kendrick Lawhorn	Movement Mortgage, LLC	
(NAME)	(NAME)	**103-08-0-125.00**
4306 Westlawn Dr.	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Indian Land, SC 29707	
(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 consideration, the receipt of which is hereby acknowledged, **NICHOLAS GIOVINO AND MARGARET GIOVINO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES JACKSON LAWHORN, III AND MARGARET KENDRICK LAWHORN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 C. H. Tritschler's Subdivision of Lots Nos. 347-348 and a part of Lot No. 349 on Plan of West Lawn Subdivision, of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED but EXCLUDED from the above description is that portion conveyed in Book 9182, Page 339, described as follows:

Beginning at a point which marks the northwest corner of Lot 23; thence in an easterly direction with the back property line to the point which marks the northeast corner of said lot; thence in a southerly direction with the boundary line between Lot 23 and 24, a distance of 6.30 feet; thence in a westerly direction to a point on the westerly boundary of Lot 23, and the same being 4.13 feet from the point of beginning; thence in a northerly direction with the said westerly boundary to the point of beginning.

Being the same property conveyed to Nicholas Giovino and Margaret Giovino, husband and wife by Warranty deed from Seanache Homes, Inc., a Nevada Corporation of record in Instrument No. 20170329-0030437 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 29, 2017.

This conveyance is subject to:
- Taxes for the year 2020.
- All matters shown on the Plan of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 1730, Page 34, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4306 Westlawn Dr., Nashville, Tennessee 37209**.

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), their heirs and 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), 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 the 12 DAY OF AUGUST, 2020.

Nicholas Giovino

Margaret I. Giovino by [signature], as attorney in fact

Margaret Giovino by Nicholas Giovino, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS GIOVINO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET GIOVINO, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET GIOVINO.

Witness my hand and official seal, this the 12th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

