WARRANTY DEED

Karen Johnson Davidson County
Batch# 463440 DEEDWARR
08/25/2020 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $7,677.50
20200825-0096322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/30/21
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Dewan	New Owner	
(NAME)	(NAME)	116-11-0-094.01
323 Lynnwood Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LAURA LYNN WEBER WHITE, TRUSTEE OF THE LAURA LYNN WEBER WHITE REVOCABLE TRUST UAD DECEMBER 15, 2005**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL C. DEWAN AND ANNA K. DEWAN, HUSBAND AND WIFE,** 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. 2 on the Plan of Royal Oaks Land Company's Subdivision, Resubdivision of Lot 42 and the east 60 feet of Lot 41, of record in Book 3106, page 108, said Register's Office.

Said Lot No. 2 fronts 127.6 feet on the broken southwesterly margin of Lynnwood Boulevard and extends back 332.6 feet on the broken northwesterly line and 340.8 feet on the southeasterly line to Royal Oaks Drive in the rear, measuring 120.7 feet thereon.

Being the same property conveyed to Laura L. Cash by Warranty Deed from Grant Family Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20130710-0071386 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura Lynn Weber White , Trustee of the Laura Lynn Weber White Revocable Trust by Quitclaim Deed from Laura Lynn Weber White, individually (formerly known as Laura L. Cash) and Laura Lynn Weber White , Trustee of the Laura Lynn Weber White Revocable Trust of record in Instrument No. 20180130-0009587 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and Correction Quitclaim Deed dated May 24, 2018, of record in Instrument No. 20180524-0049929, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 323 Lynnwood Boulevard, Nashville, TN 37205
(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 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. 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 hand this 21st day of August, 20 20

LAURA LYNN WEBER WHITE, TRUSTEE OF THE LAURA LYNN WEBER WHITE REVOCABLE TRUST UAD DECEMBER 15, 2005

BY: Laura Lynn Weber White, Trustee

LAURA LYNN WEBER WHITE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Laura Lynn Weber White, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The LAURA LYNN WEBER WHITE REVOCABLE TRUST UAD DECEMBER 15, 2005 and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 21st day of August, 20 20.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2022

Notary Public

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023