THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow, Corp. 5107 Maryland Way, Ste. 115 Brentwood, Tn. 37027	COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 645,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2020. Notary Public MY COMMISSION EXPIRES: 9/16/2020 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 475350 DEEDWARR 09/14/2020 03:03:30 PM 3 pgs Fees: $18.00 Taxes: $2,386.50 20200914-0104743	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell L. Lamont	Mortgage Investors Group	
1814 A 6th Ave N	8320 E Walker Springs Ln #200	081-08-2P-002.00-CO
Nashville, TN 37208	Knoxville, TN 37923	
(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, **David A. Forrest, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell L. Lamont, an unmarried man**

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 Unit No. A of 1814 6th Avenue North Townhomes, as shown on the site plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1814 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument No. 20141009-0093862, as amended in Instrument No. 20141029-0099825 and further amended in Instrument No. 20150402-0028729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Forrest, a single man by Warranty deed from Charles W. Byrge, III and Kelly W. Carpenter, husband and wife of record in Instrument No. 20160902-0092386 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 02, 2016.

Caroline Forrest joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of David A. Forrest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1814 A 6th Ave N, Nashville, TN 37208.**

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 the 11th day of September, 2020.

David A. Forrest by Samuel F. Anderson Atty in fact

David A. Forrest
BY: Samuel F. Anderson, Attorney-In-Fact

Caroline Forrest by Samuel F. Anderson Atty in fact

Caroline Forrest
BY: Samuel F. Anderson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **David A. Forrest**, as his Attorney in Fact, as the free act and deed of the within named **David A. Forrest**.

Witness my hand and official seal this the 11th day of September, 2020.

My Commission expires 3/25/2023

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **Caroline Forrest**, as her Attorney in Fact, as the free act and deed of the within named **Caroline Forrest**.

Witness my hand and official seal this the 11th day of September, 2020.

My Commission expires 3/25/2023

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

