WARRANTY DEED

Karen Johnson Davidson County
Batch# 486753 **DEEDWARR**
09/30/2020 01:40:46 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20200930-0112798

J-SB-ML-20-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024

(AFFIX SEAL)

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)
Bolder Development, LLC	**New Owner**	
(NAME) **3057 Nutley St., #621**	(NAME)	**070-07-0-054.00**
(ADDRESS) **Fairfax, VA 22031**	(ADDRESS)	
(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, **MICHAEL S. LAWRENCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOLDER DEVELOPMENT, LLC,** 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. 1 on the Plan of Final Plat, Resubdivision of Lot 39 on the Map of the J.S. Spurlock's Lands of record in Instrument No. 20180117-0004800, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael S. Lawrence by Warranty Deed from Velma S. Jamail Houston, married woman of record in Instrument No. 20170718-0072108 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 18, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180117-0004800, Register's Office of Davidson County, Tennessee.
- Water (Riparian Rights) -

(a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of "Cumberland River" without diminution or pollution and the consequence of any past or future change in the location of "Cumberland River";

(b) riparian rights incident to premises;

(c) rights of upper and lower riparian owners in and to the waters of "Cumberland River" crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

(d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1000 Alice St, Nashville, Tennessee 37218**.

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 29th DAY OF SEPTEMBER, 2020.

Michael S. Lawrence

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S. LAWRENCE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2020.

Notary Public
My Commission Expires: 8-20-2024
(SEAL)



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