WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
VTY OF SUMNER
My Comm. Expires June 22, 2021

Karen Johnson Davidson County
Batch# 495998 **DEEDWARR**
10/15/2020 09:54:35 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20201015-0119810

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

IIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
anty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Laborg	James Laborg	26-5-57
(NAME)	(NAME)	
2728 Gideon Road	2728 Gideon Road	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202757

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/we, **Sarah M Lynch Nygaard and husband, James M. Nygaard**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Laborg**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Easterly half of Lot No. 11 and the Westerly half of Lot No. 12 on the Plan of the 3rd Addition to Roscoe Place, Block B of record in Book 843, page 74, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being all of the same property conveyed to Sarah M. Lynch, an unmarried woman, by Warranty Deed from Westwood Communities, Inc., and David Turner, a married man, dated December 14, 2012, and filed of record in Instrument 20121218-0116361, Register's Office aforesaid. See also Affidavit to Correct Acknowledgement recorded in Instrument 20130205-0011618, Register's Office aforesaid.

Sarah M. Lynch is now married and known as Sarah M. Lynch Nygaard.

James M. Nygaard joins in this conveyance to convey any and all marital interest he may have.

Unimproved ☐

This is improved ☒ property, known as 204 Hollywood Street, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of October, 2020

Sarah M Lynch Nygaard

James M. Nygaard by Sarah M. Lynch Nygaard, Attorney-in-Fact

James M. Nygaard by Sarah M. Lynch Nygaard,
Attorney-in-Fact

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah M Lynch Nygaard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of October, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
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STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Sarah M. Lynch Nygaard, 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 James M. Nygaard, and who acknowledged that she executed the same as the free act and deed of James M. Nygaard.

Witness my hand, at office, this 14th of October, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
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