RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200900430

Karen Johnson Davidson County
Batch# 500390 DEEDWARR
10/22/2020 01:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20201022-0123025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Lackey **1404 Haysboro Ave.** **Nashville, TN 37216**	SAME	**061-04-0-126.00**

FOR AND IN 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, WE,

Donald W. LaTowsky, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg Lackey, A Single 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 the westerly parts of Lot Nos. 15 and 16, Block 2, on the Plan of A.J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, described according to a survey prepared by Hickerson-Miller Engineers Surveyors dated July 7, 1960 revised August 16, 1960, as follows:

BEGINNING at a point in the southerly margin of Haysboro Avenue, 158 feet west of the westerly margin of Brush Hill Road; thence South 15 deg. 15' East 197.2 feet to a point in the southerly line of Lot No. 15; thence along the southerly line of Lot 15, South 83 deg. West 160 feet to a point; thence North 11 deg. 30' West along the rear lines of Lots Nos. 15 and 16, 176 feet to a point in the southerly margin of Haysboro Avenue; thence along the southerly margin of Haysboro Avenue North 73 deg. East 150 feet to the point of beginning.

BEING the same property conveyed to Donald W. LaTowsky, by Warranty Deed from Margo H. Rolf, dated 11/28/2000 and recorded 12/1/2000 in Instrument No. 20001201-0118370, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1404 Haysboro Ave., Nashville, TN 37216**
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 our hands this 20th day of October, 2020.

Donald W. LaTowsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. LaTowsky the bargainor(s) 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 at Nashville, Tennessee, this 20th day of October, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

True Copy Certification

I, John A Bell Jr., 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, Dellena Lowhorn, a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLENA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)