Karen Johnson Davidson County
Batch# 500663 DEEDWARR
10/23/2020 12:59:38 PM 2 pgs
Fees: $13.00 Taxes: $1,801.90
20201023-0123357

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$487,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF October 2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 091
David Robert Lawson 604A 45th Avenue N Nashville, Tennessee 37209	Renasant Bank 2001 Park Place N., Ste. 650 Birmingham, AL 35203	GROUP 120 PARCEL 326.00

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,

Andrew J. Lazarus and Shannon Hassell, both single persons

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mary Kathryn Lawson and David Robert Lawson, wife and husband

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. 57, Block 54, on the Plan of No. 1 West Nashville of record in Plat Book 57, Page(s) 74 and 75, 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 the same property conveyed to Andrew J. Lazarus, an unmarried man and Shannon Hassell, an unmarried man, as Tenants in Common with rights of survivorship, by Warranty Deed from Daniel D. Hooper and Bryant T. Ransom, a married couple, dated July 5, 2019 and filed of record July 15, 2019 in Instrument No. 20190715-0068512, Register's Office for Davidson County, Tennessee. (for value or consideration of $464,900.00)

Being the same property conveyed to Daniel D. Hooper by Warranty Deed from Blackacre Associates, LLC, a Tennessee Limited Liability Company, dated March 21, 2016 and filed of record March 23, 2016 in Instrument No. 20160323-0027390, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **604A 45th Avenue N, Nashville, Tennessee 37209**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 22nd day of October, 2020.

Andrew J. Lazarus

By: Rachel Hardaway, as attorney in fact Attorney in Fact

Shannon Hassell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shannon Hassell, with whom I am personally acquainted, (or who 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, at office, this 22nd day of October, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 22, day of Oct, 2020, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachael Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Andrew J. Lazarus, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Andrew J. Lazarus.

Power of Attorney recorded in Instrument No. 20201023-0123355 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 22 day of Oct, 202020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027