WARRANTY DEED

Karen Johnson Davidson County
Batch# 505006 DEEDWARR
10/30/2020 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20201030-0126601

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/6/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jackson Bond	New Owner	Parcel ID: 075-03-0-033.00
(NAME)	(NAME)	
4504 Andrew Jackson Pkwy		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ginger Marie Lawler, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jackson Bond, 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:

Lot 103, SECTION TWO, TULIP GROVE, as shown on plat of record in Book 3700, Page 122, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 103 fronts 96 feet along the northwesterly margin of Andrew Jackson Parkway; thence back between lines measuring 158.80 feet on the southwesterly line and 207.97 feet on the northeasterly line, to a broken line in the rear on which measures 137.50 feet.
e Register's Office of Davidson County, Tennessee, dated May 5, 2016 and recorded on May 9, 2016, AND;

FURTHER being part of the same property conveyed to Ginger Marie Lawler, unmarried, by Leroy Johnston Ellis, IV, Executor of the Estate of Bobby D. Maxwell, of record in Instrument No. 20181213-0121581, in the Register's Office of Davidson County, Tennessee, dated December 13, 2018 and recorded on December 13, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4504 Andrew Jackson Pkwy, Hermitage, TN 37076

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 9th day of Oct, 2020

Ginger Marie Lawler

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ginger Marie Lawler, the 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 and official seal, this the 9th of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022