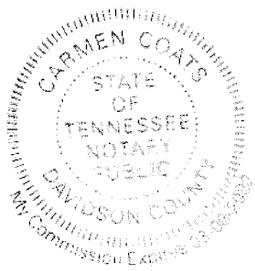
Karen Johnson Davidson County
Batch# 540096 DEEDWARR
12/22/2020 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $529.51
20201222-0152162

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $143,111.00 Affiant Subscribed and sworn to before me, this the 17th day of December, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
LWB, LLC	LWB, LLC	053-14-0-084.00-CO
1414 Pawnee Trail	PO Box 150979	
Madison, TN 37115	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLLEEN J. CARSON AND TAMARA L. ROYSE, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LWB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 described according to a Survey by Harvey Gee, dated October 12, 1951 of thirty nine parcels of a 41.14 acre tract (Part of Nawakwa Hills Lands in the 11th Civil District of Davidson County, Tennessee).

Beginning at a point in the westerly margin of Pawnee Trail. Said point marked by an iron pin 585.8 feet south (with westerly margin of Pawnee Trail) from the southerly margin of Nawakwa Trail, where said Nawakwa Trail intersects with Pawnee Trail; thence southerly with the westerly margin of Pawnee Trail 32.3 feet to an iron pin; thence southerly 44 degrees. 23 minutes East with the westerly margin of Pawnee Trail 67.7 feet to an iron pin; thence southerly 45 degrees 37 minutes westerly 150 feet to a point marked with an iron pin; thence, northerly 44 degrees 23 minutes westerly 67.7 feet to a point; thence with curve (R 1616.5 feet to the left) 29.6, feet to a point marked with an iron pin; thence northerly.44 degrees 34 minutes easterly 150 feet to the point of beginning. Said parcel being 10 and 11 platted lots south of the intersection of Nawakwa Trail and Pawnee Trail on said unrecorded survey fronting on the westerly margin of Pawnee Trail.

Being the same property conveyed to Colleen J. Carson-Reynolds, unmarried by Warranty deed from The Herbert M. Goodrich and Yvonne B. Goodrich Revocable Living Trust of record in Instrument No. 20041206-0144866 Register's Office for Davidson County, Tennessee, dated December 01, 2004 and recorded on December 06, 2004.

Being the same property conveyed to Patricia Mingle, Trustee by Quitclaim deed from Colleen J. Carson and Tamara L. Royse both unmarried of record in Instrument No. 20151006-0101905 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on October 06, 2015 and within the same deed Patricia Mingle, Trustee conveyed property to Colleen J. Carson and Tamara L. Royse both unmarried, as joint tenants with Rights of Survivorship.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1414 Pawnee Trail, Madison, TN 37115, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December, 2020.

Colleen J. Carson

Tamara L. Royse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Colleen J. Carson and Tamara L. Royse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of ~~December, 2020~~.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

