① BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 565956 **DEEDWARR**
02/02/2021 09:55:40 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20210202-0014810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty 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).: |
|---|---|---|
| Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife | SAME | 91-6-254 |
| (NAME) | (NAME) | |
| 5702 Tennessee Avenue | 2491 Taylor Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Eagleville, TN 37060 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20210011 |

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, **Travis Dockery and wife, Elizabeth Dockery**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife**, 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:

Being Lot Nos. 1605 and 1607 of Block 14, Plan Number 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Travis Dockery and wife, Elizabeth Dockery by Special Warranty Deed from Equity Trust Company Custodian FBO Edward W. Meek IRA 34139, a 40% undivided interest and Equity Trust Company Custodian FBO Edward W. Meek IRA 20170, a 60% undivided interest, dated January 4, 2008 and filed of record in Instrument No. 20080129-0009048, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 5702 Tennessee Avenue, Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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~~ 1st day of February, 2021

Travis Dockery

Elizabeth Dockery

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Travis Dockery and Elizabeth Dockery, 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 1st of February, 2021.

Notary Public
My Commission Expires: 8/30/22

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY