Karen Johnson Davidson County
Batch# 640480 DEEDWARR
05/20/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20210520-0068429

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael David Regan, Jr. & Abigail Lipshie Regan	Michael David Regan Jr. & Abigail Lipshie Regan	MAP 090-15-0
405 Capri Court	3008 New Natchez Tr.	PARCEL -152.00
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Bura Virgil Lawson, Jr., Trustee of the B. V. Lawson Revocable Living Trust dated October 16, 2000,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael David Regan, Jr. and Abigail Lipshie Regan, 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:

Land in Davidson County, Tennessee, being Lot No. 1164 on the Plan of Charlotte Park, Section 16 of record in Plat Book 3300, Page 97, 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 B.V. Lawson, JR., Trustee of the B. V. Lawson Revocable Trust U/A dated October 16, 2001 by Warranty deed from R. Murry Hawkins and wife, Carolyn Hawkins of record in Instrument No. 20051012-0122739 Register's Office for Davidson County, Tennessee, dated October 11, 2005 and recorded on October 12, 2005. Affidavit of Scrivener's Error recorded on October 12, 2011 in Instrument No. 20111012-0079222 correcting the Grantee on said deed to B.V. Lawson, JR., Trustee of the B. V. Lawson Revocable Trust U/A dated October 16, 2000. The Trust is properly known as The B. V. Lawson Revocable Living Trust dated October 16, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 3300, Page 97; (3) Restrictive Covenants of record in Book 4745, Page 993, Book 3502, page 586, Book 3611, page 549; (4) Easement for the Flow of Cumberland River of record in Book 2155, Page 311; (5) Easements of record in Book 787, Page 58, Book 1136, Page 1, Book 1151, Page 531; (6) Terms, conditions and rights of others set forth in Restrictive Covenant For Detached Structure recorded on September 09, 2016, of record in Instrument Number 20160909-0094888; (7) Subject to the flow of any creeks, streams, or branches across subject property; (8) rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution (9) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land; (10) visible easements; (11) All applicable governmental and zoning regulations.

This is IMPROVED property known as **405 Capri Court, Nashville, TN 37209.**

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 this the 19th day of May, 2021.

The B. V. Lawson Revocable Living Trust dated October 16, 2000

BY: Bura Virgil Lawson Jr. ITEE
Bura Virgil Lawson, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bura Virgil Lawson, Jr.** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of The B. V. Lawson Revocable Living Trust dated October 16, 2000, the within named bargainor, and Trust, and that he as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Bura Virgil Lawson, Jr.** as such **Trustee.**

Witness my hand and official seal this the 19th day of May, 2021.

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission expires 1-8-24

Notary Public

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 Tennessee

County of Davidson

Personally appeared before me, Hunter Smith, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed.

Notary Signature



MY COMMISSION EXPIRES: February 21, 2022

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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