THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434608

Karen Johnson Davidson County
Batch# 643044 **DEEDWARR**
05/24/2021 10:52:59 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20210524-0069912

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2021.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 1, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Higgins and Ann M. Shipp 2000 Blair Blvd Nashville, TN 37212	New Owner	Tax Parcel ID No. 116 04 0 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust, dated February 16, 2017,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Higgins and Ann M. Shipp, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Map of Kimpalong Place, in the Harding Road Section, a plan of which is recorded in Plat Book No. 547, Page 18, Register's Office for said County.

Said Lot No. 3 Fronts 150 feet on the North side of Woodlawn Avenue and extends back between parallel Lines 250 feet to a dead Line, on which it measures 150 feet.

Being the same property conveyed to Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust, dated February 16, 2017 by Quitclaim Deed from Ellen C. Lawson, of record in Instrument No. 20170425-0040307, in the Register's Office of Davidson County, Tennessee, dated April 07, 2017 and recorded on April 25, 2017. Said Dr. Albert R. Lawson died on December 15, 2006 and Said Final Decree under Docket No. 09D-3520 in the matter of Ellen Shea Conn V. James Gheens Conn, of record in Instrument No. 20131021-0109741.

Being the same property conveyed to Dr. Albert R. Lawson and wife Ellen Campion Lawson, by Warranty Deed from Mrs. Sarah Jacoway, Conservator, of record in Book 3955, Page 172, in the Register's Office of Davidson County, Tennessee, dated October 11, 1965 and recorded on November 05, 1965.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kimpalong Place in Harding Road Section, as recorded in Plat Book 547, Page(s) 18.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3966, Page 62.

This is improved property located at 3940 Woodlawn Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2021.

Ellen C. Lawson Revocable Trust

X Ellen C. Lawson Trustee
By: Ellen C. Lawson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen C. Lawson, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of Ellen C. Lawson Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 2021.

Wendy E Dever
Notary Public
My Commission Expires: 02/26/2024

