Karen Johnson Davidson County
Batch# 643788 DEEDWARR
05/25/2021 11:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210525-0070710

This instrument prepared by:
First American Title

1620 West Fountainhead Parkway, Suite 600
Tempe, Arizona 85282
(480)739-1400

File No.: 1920-418560

WARRANTY DEED

THIS INDENTURE, made and entered into this December 17, **2020**, by and between **MELISSA LAUREN LAWSON**, party of the first part, and **MELISSA LAUREN LAWSON, AN UNMARRIED WOMAN AND SAMUEL ADAM THOMAS, AN UNMARRIED MAN, AS JOINT TENANTS**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, to wit:

BEING ALL OF LOT NO. 29 ON THE PLAN OF SECTION ONE, STANFORD COUNTRY CLUB ESTATES, OF RECORD IN PLAT BOOK 2900, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **085 14 0 032.00**

Improved OR
Unimproved property located at: **205 WALCOTT DRIVE, NASHVILLE, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Melissa Lauren Lawson

MELISSA LAUREN LAWSON

STATE OF **TN**

COUNTY OF **DAVIDSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **MELISSA LAUREN LAWSON** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this December 17, **2020**.

Tamika M. White

Notary Public

My Commission Expires: March 6, 2024

TAMIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2024
COUNTY OF DAVIDSON

****

Owner's Name: **MELISSA LAUREN LAWSON**

and Address: **205 WALCOTT DRIVE**
NASHVILLE, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
CalCon Mutual Mortgage LLC
dba OneTrust Home Loans
608 Mabry Hood Rd Office 5
Knoxville, TN 37932

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$50.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this December 17, **2020.**

Notary Public

My Commission Expires: March 6, 2024

TAMIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2024
COUNTY OF DAVIDSON

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, described as follows:

BEING ALL OF LOT NO. 29 ON THE PLAN OF SECTION ONE, STANFORD COUNTRY CLUB ESTATES, OF RECORD IN PLAT BOOK 2900, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO MELISSA LAUREN LAWSON FROM BR REAL ESTATE HOLDINGS, LLC, A LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 22, 2018 AND RECORDED JULY 11, 2018 IN/AS INSTRUMENT NO. 20180711-0066904 OF OFFICIAL RECORDS.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO MELISSA LAUREN LAWSON FROM BR REAL ESTATE HOLDINGS, LLC, A LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 22, 2018 AND RECORDED JULY 11, 2018 IN/AS INSTRUMENT NO. 20180711-0066904 OF OFFICIAL RECORDS.

Commonly known as: 205 WALCOTT DRIVE, NASHVILLE, TN 37214

APN #: **085 14 0 032.00**

True Copy Certification

I, Allyn Morgan, 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 _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, kaylamcqueery, notary public for this county and state, appeared allynmorgan 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: 6/27/2021

Notary Seal

