BOX 10-A

Karen Johnson Davidson County Batch# 651472 **DEEDWARR** 06/08/2021 10:53:09 AM 2 pgs Fees: $13.00 Taxes: $732.60 20210608-0076630	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$198,000.00.** Affiant Subscribed and sworn to before me, this the 7th day of June, 2021. Notary Public My commission expires: (AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George Phillip Lauderback, II	**George Phillip Lauderback, II**	**090-16-0-085.00**
6214 Henry Ford Drive	**2491 Taylor Ln**	
Nashville, TN 37209	**Eagleville, TN 37421**	

FOR AND IN 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, WE,

Tim R. Wilson, single and Kevin McGinn, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Phillip Lauderback, II and Tina Lyn 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:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Charlotte Park, Section III of record in Plat Book 2663, Page 70, 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 Tim R. Wilson and Kevin McGinn by Special Warranty deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20180803-0076243 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on August 03, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_____) Unimproved (__X___) property known as **6214 Henry Ford Drive, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

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

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/our hand(s) this 7th day of June, 2021.

Tim R. Wilson

Kevin McGinn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tim R. Wilson and Kevin McGinn**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **June, 2021.**

Notary Public

My Commission Expires: 10.26.24

GREGORY S. PERRONE WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF