Karen Johnson Davidson County
Batch# 676167 DEEDWARR
07/14/2021 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $573.13
20210714-0094457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

ROBERT HOUSTON BARRETT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-6-0069-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
LWB, LLC	LWB, LLC	043-09 311.00
(NAME)	(NAME)	
P.O. Box 367	P.O. Box 367	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Four Thousand Nine Hundred And No/100 Dollars ($154,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANGELA D. BARBEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LWB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 20 and 21 of Block "M" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Angela D. Barbee, unmarried, by Warranty Deed from Kiril Tzvetanov and wife, Margarite Tzvetanov, dated September 16, 2005, of record in Instrument No.

20050919-0112410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2021, and subsequent years, easements and restrictive covenants of record.

unimproved ☐
This is improved ☒ property, known as 305 Kate Street, Madison, TN 37115
(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 successors 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 successors 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 our hands this 7TH day of JULY, 2021.

Angela D. Barbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2021, before me, the undersigned, personally appeared Angela D. Barbee, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be herfree act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public

Affix stamp/seal: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2021.

Teresa Morgan 7/12/2021

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 12 day of July, 2021.

Notary's Signature

My Commission Expires: 9/6/22

Notary's Seal:

