WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-VRES-21-1400

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 692604 **DEEDWARR**
08/06/2021 03:06:20 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20210806-0106484

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Lisa Marie Tramposh	**New Owner**	
(NAME)	(NAME)	**061-04-0-124.00**
7087 Wilcox Place		
(ADDRESS)	(ADDRESS)	
Granite Bay, CA 95746		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMMY LAFEVER, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA MARIE TRAMPOSH A/K/A LISA TRAMPOSH, A SINGLE WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being known as part of the northeasterly part of Tract 3 of the McGaughey's Lands, not of record, shown as an unnumbered tract on the Plan of A.J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, page 43, Registers Office for Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, dated November 20, 1971, as follows:

Beginning at the southeasterly corner of the intersection of Haysboro Avenue and Tanglewood Drive; thence with the margin of said Avenue, easterly 150 feet to an iron pin, being the property now or formerly owned by Max Shaver, of record in Book 4112, page 593; thence along his westerly line, southerly 166 feet to an iron pin in the property now or formerly owned by Kirk Robinson, by deed of record in Book 2336, page 517; thence along his line, westerly 167 feet to an iron pin in the easterly margin of Tanglewood Drive; thence with the margin of same, northwardly 150 feet to the point of beginning.

Being the same property conveyed to Tammy LaFever by Warranty deed from Matthew James Schaaf and Jennifer N. Schaaf, husband and wife of record in Instrument No. 20121204-0111533 Register's Office for Davidson County, Tennessee, dated December 03, 2012 and recorded on December 04, 2012.

Being the same property conveyed to Tammy LaFever by QuitClaim deed from Jerry LaFever of record in Instrument No. 20140602-0046875 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on June 02, 2014.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 43, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Haysboro Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF AUGUST, 2021.

Tammy LaFever

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY LAFEVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212