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

CRT File No. 210837036

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 22nd day of September, 2021.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 724669 DEEDWARR
09/27/2021 11:55:16 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20210927-0129420

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allison M. Vaught and Andrew C. Vaught 2109 Westwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 15 0 475.00

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, **Bradley Lawrence and Megan Lawrence, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison M. Vaught and Andrew C. Vaught, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 2 on the Plan of Resubdivision of Lot No. 54 Plan of Belair, of record in Plat Book 6050, Page 590, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Bradley Lawrence and Megan Lawrence, husband and wife, by Warranty Deed from John Waide, and wife and Barbara Sanders Waide, of record in Instrument No. 20160419-0037508, in the Register's Office of Davidson County, Tennessee, dated April 13, 2016 and recorded on April 19, 2016.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot No. 54 Plan of Belair, as recorded in Plat Book 6050, Page(s) 590.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belair, as recorded in Plat Book 332, Page(s) 6.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VRES-21-2109

This is improved property located at 2109 Westwood Avenue Nashville TN 37212

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 22nd day of September, 2021.

Bradley Lawrence

Megan Lawrence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley Lawrence and Megan Lawrence, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2021.

Notary Public
My Commission Expires: _____

