(1)

BOX 10-A

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 725154 DEEDWARR
09/28/2021 10:54:33 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20210928-0130030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2021.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Phillip Lauderback, II and Tina Lynn Lauderback 530 B Stevenson St. Nashville, TN 37209	George Phillip Lauderback, II and Tina Lynn Lauderback 2491 Taylor Rd. Eagleville, TN 37060	091-09-0-195

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Custom Living Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 530 STEVENSON STREET COTTAGES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210517-0065971, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Ronald W. Davis and wife, Caye B. Davis by Warranty Deed dated 05/21/2019, from Christy Lynn Roland, unmarried, of record in Instrument 20190522-0048373, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Custom Living Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 12/06/2019 from Ronald W. Davis and wife, Caye B. Davis, of record in Instrument 20191209-0126539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 530 B Stevenson St., 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 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 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 hand this the 27th day of September, 2021.

Custom Living Homes, LLC

BY: _____
Brandon T. Davis, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brandon T. Davis, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Custom Living Homes, LLC, the within named bargainor, a limited liability company, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Brandon T. Davis as such Member.

Witness my hand and official seal, this the 27th of September, 2021.

_____
Notary Public

My Commission Expires: 10/3/21

