Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 16116

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Woodbine Row, GP	New owner	08103021200
(NAME)	(NAME)	
1054 Shady Stone Way		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Chad Allen Lautt, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Woodbine Row, GP,** 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 Number 3 on the Plan of John T. Lindsley Company's Resubdivision of record in Book 2083, Page 31, Register's Office for Davidson County, Tennessee. Said Lot Number 3 fronts 50 feet on the westerly side of 12th Avenue North and runs back between parallel lines 140.5 feet to an alley.

Being the same property conveyed to Chad Allen Lautt, by deed of record in Instrument No. 20110325-0023076, Register's Office for Davidson County, Tennessee.

This property is not a marital residence.

This conveyance is subject to any and all existing restrictions and easements of record.

Karen Johnson Davidson County
Batch# 799643 **DEEDWARR**
02/03/2022 11:12:17 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20220203-0012869

unimproved ☐

This is improved ☑ property, known as 2135 12th Ave. N, Nashville, TN 37208
(House Number) (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 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/our hands this 31st day of January, 2022.

Chad Allen Lautt

State of Tennessee
County of Davidson

Personally appeared before me Chad Allen Lautt, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2022.

Notary Public _____
My Commission Expires: _____

File No.: 16116

VICTOR HAZELWOOD
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2022