Karen Johnson Davidson County
Batch# 816453 DEEDWARR
03/07/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20220307-0025605

This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Christopher Gauger
563 River Rock Blvd. B-4
Murfreesboro, TN 37128

SEND TAX BILL TO:
Owner

MORTGAGEE:
Easy Street Capital Investments, LLC
201 W. 5th Street, Suite 1100, Office 24
Austin, Texas 78701

Map/Parcel
#63-2-114.00

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **L & T Services, Inc., a Tennessee corporation** , hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Christopher Gauger, a married man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 105** on the **Map of Nawakwa Hills, Powwow Addition, Section No. 3**, as shown by plat and survey of record in Plat Book 974, page 25, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to L & T Services, Inc., a Tennessee corporation, by Warranty Deed dated April 25, 2008, from Douglas Cartner Stone and wife, Kelly L. Stone of record in Instrument #20080428-0043157, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **1455 Ocoee Trail, Madison, Tennessee 37115.**

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **22nd** day of **February, 2022.**

L & T Services, Inc.,
a Tennessee corporation

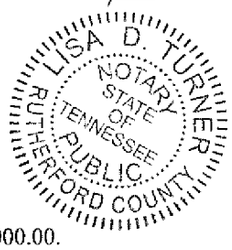
By: _____
Tonya Hunter, Secretary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Tonya Hunter**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Secretary of **L & T Services, Inc.**, the within named bargainor, a Tennessee corporation, and she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing and attesting the name of said entity, on behalf of said entity as such officer.

WITNESS my hand and official seal this 22nd day of February, 2022.

_____
Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 22nd day
of February, 2022.

_____
Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 1/30/2024

File No. 22026911

Electronic Document Certification

I, **Lisa D. Turner**, 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 February 22, 2022.

Lisa D. Turner

Lisa D. Turner

Date: 2-23-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 23rd day of February, 2022.

Dawn Adcock

NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23rd day of February, 2022.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY