(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 887031 DEEDWARR
07/11/2022 11:05:25 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220711-0079369

LR-BMR-22-831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03-23-2024

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-23-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George Lauderback	George Lauderback	
(NAME) **831 Brook Hollow Rd**	(NAME) 2491 Taylor Ln.	**102-11-0-073.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Eagleville, TN 37060	
(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, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE PHILLIP LAUDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 236 on the Plan of Horton Heights, Section A of record in Plat Book 2133, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suburban Cowboys, LLC, A Tennessee Limited Liability Company by Warranty deed from Michael D. Cronic, Single of record in Instrument No. 20220407-0040693 Register's Office for Davidson County, Tennessee, dated April 6, 2022 and recorded on April 7, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 77, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2200, Page 490, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage Waster Mains, Pumps and Appurtenances of record in Instrument Number 20111205-0094356, Regsiter's Office for Davidson County, Tennessee.
- Sanitary Sewers Easement of record in Book 4587, Page 509, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5069, Page 551, in the 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: **831 Brook Hollow Rd, Nashville, Tennessee 37205**.

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 8 DAY OF JULY, 2022.

Suburban Cowboys, LLC

BY: _____
Sean Kelly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of July, 2022.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

RETURN TO:
PREMIER ESCROW, LLC **BOX 10-A**
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215