Karen Johnson Davidson County
Batch# 1123286 DEEDWARR
04/16/2024 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20240416-0027038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File #24-PA-0218-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Joseph Lawler and Camille Lawler	**New Owner**	
(NAME) 218 Cantrell Avenue	(NAME)	**104 13 0 012.00**
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **MARGARET ANNE RAINES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY JOSEPH LAWLER, M.D. AND CAMILLE LAWLER, 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. 49 of Block F on the Plan of BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOTS NO. 8-10-11-12 & PART OF 9 IN BLOCK E, LOTS NO. 6-7-9-10-11-12-13-14-15-16-17-18-19 & PART OF 8 IN BLOCK F, LOTS NO. 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23 IN BLOCK G IN WHITLAND REALTY COMPANY'S SUBDIVISION as of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret Anne Raines, an unmarried woman, by Warranty Deed from Montgomery Bell Academy of the University of Nashville, a Tennessee Non-Profit Corporation, of record in Instrument No. 20170503-0043350, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOTS NO. 8-10-11-12 & PART OF 9 IN BLOCK E, LOTS NO. 6-7-9-10-11-12-13-14-15-16-17-18-19 & PART OF 8 IN BLOCK F, LOTS NO. 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23 IN BLOCK G IN WHITLAND REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 547, Page(s) 53.

*Order Granting Variance in side yard requirements for construction of carport recorded in Instrument No. 20040211-0016710, Register's Office for Davidson County, Tennessee.

12. Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **218 Cantrell Avenue, Nashville, TN 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 5th day of April, 2024.

Margaret Anne Raines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2024, before me personally appeared Margaret Anne Raines, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 4/5/2024.

Affiant Signature – Joshua A. Terry

4/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/15/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27