WARRANTY DEED

Return to: All Star Title
120 Donelson Pk. Ste 201
Nashville Tn 37214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES:
5/20/02 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kroll	Michael Kroll	75-11/29
(NAME)	(NAME)	
4335 Baton Rouge	4335 Baton Rouge	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Instr:200005190050586 Page: 1 OF 2
REC'D FOR REC 05/19/2000 3:46:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $440.30

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jermall D. Lyons a Single person, Adrienne Richardson a Single person, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Kroll and wife, Paula Kroll and Decozie Evans, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4335 Baton Rouge, Hermitage, TN 37076
(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 hand(s) this 15th day of March, 2000.

Jermall D. Lyons

Adrienne Richardson

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Jermall D. Lyons a Single person, Adrienne Richardson a Single person, as joint tenants with right of survivorship and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this. 3/15/00

Commission expires:
5/20/02

Notary Public

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000934

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of Section 2, Highlands of Tulip Grove, of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 447 fronts 80.19 feet on the easterly margin of Baton Rouge Drive and extends back 137.25 feet on the northerly line and 185.00 feet on the southerly line to a dead line in the rear, measuring 126.50 feet thereon.

Being the same property conveyed to Jermall D. Lyons, single and Adrienne Richardson, as joint tenants with rights of survivorship by Deed from Sylvester Bell, Jr, single, dated 10/26/99, of record in Book 11718, page 643, Register's Office for Davidson County, Tennessee.

Property Address:
4335 Baton Rougue
Hermitage, Tennessee 37076

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.