WARRANTY DEED

Record & Return to:

First Title and Escrow Company, Inc.
File Box 9B FTEC #27903

Davidson County DEEDWARR
Recvd: 08/01/08 14:51 2 pg:
Fees:13.00 Taxes:738.15

20080801-0079470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Christie M. Read
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2008.

Mary Louise Compton
Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. DeJarnette III	Suntrust Mortgage, Inc.	Map 126-15-B
(NAME)	(NAME)	
7309 Middlebrook Circle	401 Commerce St., #6100	Parcel 218 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHARLES E. LANSDELL AND WIFE, EMILY B. LANSDELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN F. DEJARNETTE III., UNMARRIED,** 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 No. 113 on the Plan of Section Two, Lexington Point Subdivision of record in Plat Instrument #20010515-0049954, as corrected in Instrument #20011214-0138239, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles E. Lansdell and wife, Emily B. Lansdell, by deed from Regina W. Ammons, unmarried, of record in Instrument #20060831-0107594, said Register's Office.

This conveyance is subject to (a) 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee; (b) Declaration of Covenants, Conditions and Restrictions for Lexington Point of record in Instrument No. 20001018-0103445 and amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); (c) Charter of Incorporation of Lexington Point Homeowners Association, Inc. of record in Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee; (d) All matters appearing on the Plan of record as Instrument No. 20010515-0049954 and corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee; (e) Easement to Bell South Telecommunications of record in Instrument No. 20010329-0030190, Register's Office for Davidson County, Tennessee; (f) Easement for ingress and egress of record in Book 11669, page 837, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7309 Middlebrook Circle, Nashville, Tennessee 37221
(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 our hands this 30th day of July, 2008.

Charles E. Lansdell

Emily B. Lansdell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Lansdell and Emily B. Lansdell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2008.

Commission expires:

Notary Public