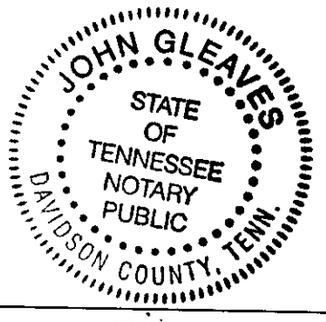
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chantale Patrice Tate	Chantale Patrice Tate	150-09-145
(NAME)	(NAME)	
3255 LuAnn Drive	3255 LuAnn Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Lori L. Dement, F.K.A. Lori L. Statzer and husband, Cyrus Dement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chantale Patrice Tate, 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. 22-A on the Revised Zone Lot Division of Lot No. 22, Cherry Hills, Section 12, as of record in Book 7900, Page 348, amending the Plat of record in Book 6250, pages 174 and 175, Register's Office for said County, Tennessee.

Being the same property conveyed to Lori L. Statzer, by deed of record in Book 11504, Page 424, Register's Office for Davidson County, Tennessee. Lori L. Statzer now known as Lori L. Dement.

Cyrus Dement joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Lori L. Dement and Cyrus Dement by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20081120-0114324, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3255 LuAnn Drive, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 11/20/08 13:22 2 pgs
Fees:13.00 Taxes:365.93
20081120-0114325

Witness my hand this 18th day of November, 2008.

Lori L. Dement by Carolyn Adcock, her attorney in fact

Cyrus Dement by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of November, 2008, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Lori L. Dement and Cyrus Dement and who acknowledged that she executed the same as the free act and deed of the said Lori L. Dement and Cyrus Dement, through Power of Attorney granted she by the said Lori L. Dement and Cyrus Dement.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November, 2008.

Commission expires: 5-2-2011

Notary Public