WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-4-15

(AFFIX SEAL)

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob A. Lynn	Primary Residential Mtg	052120a01700co
(NAME)	(NAME)	
2112 Candlebrook Court	4750 Wiley Post Way Ste 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City UT 84116	
(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, William L. Troupe and Angel Troupe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacob A. Lynn, a single man, 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. 17 on the Plan of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William L Troupe and wife, Angel Troupe, by deed of record in Instrument No. 20040129-0011053, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20030204-0014982, Register's Office for Davidson County, Tennessee. For 2012 and subsequent years, a lien not yet due and payable.
Charter of Candlewood HOA in Instrument No. 20030218-0020811, Register's Office for Davidson County, Tennessee. Deed to Candlewood HOA in Instrument No. 20030218-0020810, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2112 Candlebrook Court, Madison, TN 37115

(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.

BILL GARRETT, Davidson County
Trans:T20120005304 DEEDWARR
Recvd: 01/23/12 14:33 2 pgs
Fees:13.00 Taxes:416.25
20120123-0006330

Witness our hands this 19th day of January, 2012.

William L. Troupe

Angel Troupe

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Troupe and Angel Troupe, 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 Franklin, Tennessee this 19th day of January, 2012.

Commission expires: 3/3/2014

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County