G-23821-4
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120020654 DEEDWARR
Recvd: 03/22/12 08:48 2 pgs
Fees:13.00 Taxes:666.00
20120322-0024211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: November 15, 2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DIANA AUBIN WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina L. Badgett and John Badgett	Bank of America, N.A.	Map 182-1-A
(NAME)	(NAME)	
917 Morning Road	P.O. Box 650070	Parcel 56 CO
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Dallas, TX 75265-0070	
(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, I, **LISA MOLYNEUX, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA L. BADGETT AND JOHN BADGETT, WIFE AND HUSBAND**, 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. 56 on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa Molyneux by deed from H & J Builders, Inc. a Tennessee corporation, of record in Instrument No. 20100105-0000689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 20071220-0146323, said Register's Office; and (c) restrictive covenants of record in Book 20070605-0067129 and in Instrument No. 20110203-0009586, charter of record in Instrument No. 20070605-0067128, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 917 Morning Road, Cane Ridge, Tennessee 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.

Witness my hand this 16th day of March, 2012.

Lisa Molyneux By Christine Hernandez Attorney in Fact

Lisa Molyneux
By: Christine Hernandez, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of March, 2012, before me personally appeared Christine Hernandez, to me known to be the person who executed the foregoing instrument on behalf of Lisa Molyneux and acknowledged that she executed the same as the free act and deed of Lisa Molyneux.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015