WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130078319 DEEDWARR
Recvd: 09/10/13 11:09 2 pgs
Fees:13.00 Taxes:925.00
20130910-0095459

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of **August, 2013**

Notary Public

MY COMMISSION EXPIRES: 3/16/15
(AFFIX SEAL)

DEBRA PAULSSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan Steele	Pinnacle Bank	053 08 0A 010.00CO
(NAME)	(NAME)	
2117 Lakeshore Dr.	150 3rd Avenue South	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Brandon Shane Ingram, a married man, joined by his wife, Heidi Ingram**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Logan Steele, 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 Unit No. 2117 on the Plan of Lakeshore Pointe Condominiums, of record in Book 9700, Page 704, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon Shane Ingram, an unmarried man, by deed from Lucca Properties, LLC. dated 8/30/00, filed of record on 8/30/00 in Instrument # 20000830-0085789, said Register's Office.

Heidi Ingram joins in this deed for the purpose of conveying any interest she may have in the subject property by reason of her marriage to Brandon Shane Ingram.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2117 Lakeshore Dr., Old Hickory, TN 37138

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, has 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 29th (DP) day of **August, 2013**

Brandon Shane Ingram

Heidi Ingram

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Brandon Shane Ingram**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th (DP) day of **August, 2013**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Heidi Ingram, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of **August, 2013**

Notary Public

My commission expires: 5-5-15

MICHAEL A. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122