WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140029600 DEEDWARR
Recvd: 04/30/14 15:28 2 pgs
Fees: 13.00 Taxes: 495.43

20140430-0036469

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laxmi Rizal	NEW OWNER	148-05-0 166.00
(NAME)	(NAME)	
302 Leo Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark D. Travis and wife, Angela Marie Travis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Laxmi Rizal , a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 46, on the plan of Section One, Haywood Acres, as shown on plat of record in Plat Book 2900, Page 17, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Travis, a married man by Warranty Deed dated 04/13/2006 from Gola Louise Morris Light a/k/a Gola Louise Light, a widow of record in Instrument 200604190044840, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark D. Travis and wife, Angela Marie Travis by Quit Claim Deed dated 06/15/2009 from Mark D. Travis, a married man of record in Instrument 200906220057655, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 2900, Page 17, said Register's Office.
Restrictive Covenants of record in Book 02928, Page 103, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 302 Leo Court, Nashville, TN 37211

File No.: 01288-19927
SMG TN Warranty Deed

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 15th day of April, 2014.

mark D. Travis By Angela M. Travis his Attorney-in-fact

Mark D. Travis

Angela Marie Travis

Angela Marie Travis

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 Angela M. Travis, with whom I am personally acquainted and who proved herself to be the attorney in fact of Mark D. Travis and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2014.

Notary Public
My Commission Expires:
June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Angela M. Travis, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2014.

Notary Public
My Commission Expires:
June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066