BILL GARRETT, Davidson County
Trans:T20140047537 DEEDWARR
Recvd: 07/03/14 09:22 2 pgs
Fees:13.00 Taxes:617.90

20140703-0058638

(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2014 Notary Public MY COMMISSION EXPIRES: 3/21/18 (AFFIX SEAL)

mail to:
Security Title & Escrow Company, LLC
1817 Hatcher Lane, Ste.A
Columbia, TN 38401

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES MARCH 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Mark LawYue and Latandra S. Wright	Same	175-02-0A-006.00-CO
(NAME) 1418 Sprucedale Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Joshua R. Pauley and Kaylee D. Pauley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony Mark LawYue,and Latandra S. Wright, Husband and Wife**, 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 described as follows:

BEING all of Lot No. 6 (Six) as shown on the plan of Old Hickory Commons, Section I, of record in Instrument No. 20080220-0016771, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING part of the same property conveyed to Joshua R. Pauley and Kaylee D. Pauley, Husband and Wife by Warranty Deed Ole South Properties, Inc., a Tennessee Corporation dated August 20, 2009, of record in Instrument No. 20090825-0079764, Register's Office for Davidson County, Tennessee.

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 1418 Sprucedale Drive, Antioch, TN 37013

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,

Witness our hands this **26th** day of **June, 2014**

X _____
Josh Pauley

X _____
Kaylee Pauley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Josh Pauley and Kaylee Pauley**, 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 **26th** day of **June, 2014**

_____
Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015