WARRANTY DEED

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/20/15
(AFFIX SEAL)

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
BJ Keomyxay	Fidelity Homestead Savings Bank	175-06-0A-029.00CO
(NAME)	(NAME)	
5059 Preserve Boulevard	830 W. Causeway Approach, Suite 110	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Mandeville, LA 70471	
(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, Laura M. Earps F.K.A. Laura M. Gusick and husband, Ryan Earps and Larry A. Davis and wife, Pamela Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BJ Keomyxay an unmarried man and Pamela Keomyxay an unmarried woman, 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:

BEING all of Lot No. 29 (Twenty Nine) on the plan of Final Plat, Section I, The Preserve at old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the 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 the same property conveyed to Laura M. Gusick and Larry A. Davis, by deed of record in Instrument No. 20080610-0059804, Register's Office for Davidson County, Tennessee. Laura M. Gusick now known as Laura M. Earps.

Ryan joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Pamela Davis joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Ryan Earps by Laura M. Earps as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140722-0064970 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5059 Preserve Boulevard, Anitoch, TN 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.

BILL GARRETT, Davidson County
Trans:T20140052819 DEEDWARR
Recvd: 07/22/14 10:40 2 pgs
Fees:13.00 Taxes:617.90

20140722-0064971

Witness our hands this 10th day of July, 2014.

Ryan Earps by Laura M. Earps his attorney in fact — Laura M. Earps

Ryan Earps by Laura M. Earps, his attorney in fact

Laura M. Earps

Pamela Davis

Larry A. Davis

STATE OF Florida

COUNTY OF Citrus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry A. Davis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Inverness, Florida this 10th day of July, 2014.

STATE OF Florida

Commission expires:

KRISTINE JO CASEBOLT
Notary Public, State of Florida
Commission# EE 148726
My comm. expires Dec. 27, 2015

Notary Public

COUNTY OF Citrus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura M. Earps, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Inverness, Florida this 10th day of July, 2014.

Commission expires:

KRISTINE JO CASEBOLT
Notary Public, State of Florida
Commission# EE 148726
My comm. expires Dec. 27, 2015

Notary Public

STATE OF Florida

COUNTY OF Citrus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Davis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

STATE OF Witness my hand and official seal at Inverness, Florida this 10th day of July, 2014.

Commission expires: Florida

KRISTINE JO CASEBOLT
Notary Public, State of Florida
Commission# EE 148726
My comm. expires Dec. 27, 2015

Notary Public

COUNTY OF Citrus

On this 10th day of July, 2014 before me personally appeared Laura M. Earps, the person who executed the foregoing instrument on behalf of Ryan Earps, and acknowledged that she executed the same as the free act and deed of the said Ryan Earps, through Power of Attorney granted her by the said Ryan Earps.

Witness my hand and official seal at Inverness, Florida this 10th day of July, 2014.

Commission expires:

KRISTINE JO CASEBOLT
Notary Public, State of Florida
Commission# EE 148726
My comm. expires Dec. 27, 2015

Notary Public