WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060677 DEEDWARR
Recvd: 08/18/14 10:06 2 pgs
Fees:13.00 Taxes:906.13

20140818-0074434

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of Aug. 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rodney Gene Grau, an unmarried man	Magna Bank	098 09 0 010.00
(NAME)	(NAME)	
5721 S New Hope Road	6525 Quail Hollow Rd., Ste. 300	
(ADDRESS)	(ADDRESS)	
Hermitage 37076	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($244,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry Tyger, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rodney Gene Grau, an unmarried 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 Lot No. 10 on the Plan of Windchase, Phase 2, as shown on plat of record in Plat Book 9700, Page 899, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same premises conveyed to Larry Tyger, unmarried by Warranty Dee dated September 18, 2012 from Larry Dean Stone, Jr., unmarried and recorded September 24, 2012 in Instrument No. 20120924-0086688, Register's Office for Davidson County, Tennessee. Said Property previously conveyed to Larry Dean Stoene, Jr., by Warranty Deed from Landmark Homes of Tennessee, Inc., April 25, 2000 and recorded April 27, 2000 in Instrument No. 200004270041661, said Register's Office.

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.

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unimproved ☐

This is improved ☒ property, known as 5721 S New Hope Road, Hermitage, TN 37076

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 ~~13th~~ 14th day of August, 2014.

Larry Tyger

STATE OF Tennessee

County OF ~~Wilson~~ Davidson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Larry Tyger personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~13th~~ 14th of August, 2014.

Notary Public

My Commission Expires: September 9, 2014

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2014

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

File Number: MTJ-140633