WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076763 DEEDWARR
Recvd: 10/10/14 10:32 2 pgs
Fees:13.00 Taxes:116.55
20141010-0094112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7.30.17
(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 7-30-2017

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
LaSean Campbell and Jasmyne Lyons	LaSean Campbell and Jasmyne Lyons	04105000900
(NAME)	(NAME)	
4824 Irving Lane	4824 Irving Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Illia Moore and wife, Dorothy Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaSean Campbell and Jasmyne Lyons, 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. 21 on the Plan of Creek Trial Subdivision, a plat of record in Book 7900, Pages 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Illia Moore and wife, Dorothy Moore, by deed of record in Instrument Number 20050512-0053888 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Creek Trial Subdivision of record in Book 7900, Pages 261-262, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7762, Page 422, Register's Office for Davidson County, Tennessee. Deed of Conveyance Easement of record in Book 8940, Page 278 and Book 8940, Page 283, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 6900, Page e774 and 775 and revised in Book 7900, Pages 261 and 262, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 4172 Creek Trail Drive, Whites Creek, TN 37189

(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.

Witness our hands this 9th day of October, 2014.

Illia Moore

Dorothy Moore

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 Illia Moore and Dorothy Moore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of October, 2014.

Commission expires: 7.30.17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017