WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081649 DEEDWARR
Recvd: 10/29/14 14:48 2 pgs
Fees:13.00 Taxes:331.15
20141029-0099928

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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
Kimberly Joyce	First Community Mortgage, Inc.	162010a02100co
(NAME)	(NAME)	
429 Hickory Glade Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(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, Dorothy Dean Lau, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Joyce, a single person, 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 Unit No. 21 on the site plan of Phase I, Hickory Glade, of record in Book 6250, page 889, which amends Book 6250, page 888, Register's Office of said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dorothy Dean Lau, unmarried, by deed of record in Book 7724, Page 451, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Dorothy Dean Lau by Robbin DeAnn Cross as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20141017-0096032, in the Register's Office for Davidson County, Tennessee. Dorothy Dean Lau being one and the same as Dorothy D. Lau.

unimproved ☐

This is improved ☒ property, known as 429 Hickory Glade Court, Antioch, 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.

Witness my hand this 28th day of October, 2014.

Dorothy Dean Lau by Robbin DeAnn Cross, her attorney in fact

Dorothy Dean Lau by Robbin DeAnn Cross, her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of October, 2014 before me personally appeared Robbin DeAnn Cross, the person who executed the foregoing instrument on behalf of Dorothy Dean Lau, and acknowledged that she executed the same as the free act and deed of the said Dorothy Dean Lau, through Power of Attorney granted her by the said Dorothy Dean Lau.

Witness my hand and official seal at Franklin, Tennessee this 28th day of October, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017