When Recorded Return to:

Realty Title
206A Cool Springs Blvd
Franklin TN
37067

BILL GARRETT, Davidson County
Trans: T20140087474 DEEDWARR
Recvd: 11/20/14 10:55 2 pgs
Fees: 13.00 Taxes: 1294.63
20141120-0106988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2014.

Notary Public

My commission expires: 10-18-16

(Notary Stamp)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
DEBORAH L. DEVINE
My Comm. Expires October 18, 2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gary Francis LaFave and Sandra Sue LaFave	Magna Bank	**180-03-0A-123.00-CO**
7137 Holt Run Drive	6525 Quail Hollow Rd #300	
Nashville, TN 37211	Memphis, TN 38120	

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 ACKNOWLEDGE, WE,

Richard A. Warren, Sr. and wife, Kathleen Ann Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Francis LaFave and Sandra Sue LaFave, husband and wife, as Tenants by the Entirety

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. 59 on the Plan of Section Three, Stone Creek Park of record in Plat Book 9700, Page 956, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard A. Warren, Sr. and wife, Kathleen Ann Warren by deed from Timothy A. Kaltenbach and John P. Plummer both unmarried of record in Instrument No. 20110408-0027223 Register's Office for Davidson County, Tennessee, dated April 05, 2011 and recorded on April 08, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 7137 Holt Run Drive Nashville, TN 37211.

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 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 17th day of November, 2014.

SR.
Richard A. Warren, Sr.

Kathleen Ann Warren

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Richard A. Warren, Sr. and Kathleen Ann Warren the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2014.

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

Notary Public

My Commission Expires

~~File #: 414086~~
~~**RECORD & RETURN TO:**~~
~~**Solomon \ Parks Title & Escrow, LLC**~~
~~**8119 ISABELLA LANE, SUITE 105**~~
~~**BRENTWOOD, TN 37027**~~

RETURN TO:
REALTY TITLE & ESCROW CO, INC
206A COOL SPRINGS BLVD #106
FRANKLIN, TN 37067