WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089432 DEEDWARR
Recvd: 12/01/14 08:19 2 pgs
Fees:13.00 Taxes:629.00
20141201-0109481

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2014

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carolyn Yvette Tyler	Primelending, a Plainscapital Company	151090A20300CO
(NAME) 4433 Benchmark Drive	(NAME) 18111 Preston Road, Suite 900	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katie Lackey, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carolyn Yvette Tyler, 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:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Page 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katie Lackey, married, by deed from Duane J. Reuter and Richard Davis Peterson, both unmarried, recorded on November 10th, 2011 in Instrument No. 20111110-0088274, Register's Office for Davidson County, Tennessee.

Christopher Lackey joins in the execution of this instrument to convey any interest he may have by virtue of his marriage to Katie Lackey.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4433 Benchmark Drive, 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/our hands this 20th day of November, 2014.

Katie Lackey

by Katie Lackey

Christopher Lackey, by Katie Lackey, Attorney in Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of Williamson

Personally appeared before me Katie Lackey, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Brenda R. Lehman
Notary Public Brenda R. Lehman
My Commission Expires: March 08, 2015

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

On this 20th day of November, 2014, before me personally appeared Katie Lackey, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher Lackey, and who acknowledged that such person executed the same as the free act and deed of Christopher Lackey.

Brenda R. Lehman
Notary Public

My Commission Expires: 3/8/2015

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066