WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of December, 2014

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edwin Lassetter	NEW OWNER	Parcel ID:
701 Hayling Court		064160C04600
Hermitage, TN 37076		

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 acknowledged, we

Christine M. Booker, f/k/a Christine M. Mohundro, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Edwin Lassetter

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 Lot No. 84, on the Plan of Wembley* Downs, Section Two, as of record in Plat Book 7900, Page 363, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description. (*erroneously shown as Wembly on prior deed)

Being the same property conveyed to Christine M. Mohundro by Quitclaim Deed from William R. Mohundro of record in Instrument 20110322-0022359, Register's Office for said County, dated March 7, 2011. See also deed of record in Instrument 20040603-0065558, said Register's Office. The said Christine M. Mohundro is now known as Christine M. Booker.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8304, Page 623 amended in Book 8447, Page 633; Book 8587, Page 268; Book 8646, Page 529; Book 8797, Page 915; and Book 8304, Page 623 amended in Book 9522, Page 349, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 363, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 701 Hayling Court, 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, 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 5th day of December, 2014.

Christine M. Booker

BILL GARRETT, Davidson County
Trans:T20140091966 DEEDWARR
Recvd: 12/09/14 10:51 2 pgs
Fees:13.00 Taxes:555.00
20141209-0112609

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine M. Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2014.

My Commission Expires: 7-2-18

Notary Public

