BILL GARRETT, Davidson County
Trans:T20150000883 DEEDWARR
Recvd: 01/06/15 08:33 2 pgs
Fees:13.00 Taxes:37.00
20150106-0001089

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0532HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of December, 2014.

Notary Public
Commission Expires: 3/20/2018

ANGELA A RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES MARCH 20, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scottie Allen Yant P.O. Box 787 Joelton, TN 37080	OWNER	021-00-0-234.00

WARRANTY DEED

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, I/WE,

Delilah M. Moore and Phillip W. Randall

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scottie Allen Yant

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. 2 on the plan of Woodrow Randall Subdivision, as shown on plat of record in Plat Book 6200, Page 130, in the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Delilah M. Moore and Phillip W. Randall, by Quitclaim Deed from Douglas W. Randall, Jr., Catherine M. Hunter, Tina M. Johnson, Phillip W. Randall, Jr. and Delilah M. Moore, being the sole heirs at law of Douglas W. Randall, Sr., dated 10/2/14 and recorded 10/7/14 in Instrument No. 20141007-0093085; and being the same property previously conveyed to Douglas Wayne Randall, by Quitclaim Deed from Yvonne Randall Sears, James Woodrow Randall, Linda Randall Addison, Latisha Randall Orange, and Douglas Wayne Randall, being all of the Heirs of Lila Mai Randall, deceased, dated 8/22/01 and recorded 9/12/01 in Instrument No. 20010912-0099360, in the Register's Office of Davidson County, Tennessee, and by Last Will and Testament of Lila Mai Randall filed under Docket No. 01P-947, in the Probate Court for Davidson County, Tennessee. Being a portion of the same property previously conveyed to W.W. Randall and wife, Lila Mai Randall by Deeds of record in Book 4648, Page 22 and Book 3164, Page 445, in the Register's Office of Davidson County, Tennessee. The said W.W. Randall having since predeceased Lila Mai Randall, thereby vesting subject property solely in Lila Mai Randall as surviving tenant by the entirety. Douglas W. Randall, Sr. having since died March 11, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 3745 Old Clarksville Pike, Joelton, TN 37080.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of December, 2014.

Delilah M. Moore

Phillip W. Randall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Delilah M. Moore and Phillip W. Randall** 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 31st day of December, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

