Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122 15-0046

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20150015943 DEEDWARR Recvd: 03/04/15 11:50 2 pgs Fees:13.00 Taxes:832.13 20150304-0018937	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$224,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **February 24, 2015.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0046**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan O. Dunaway	**Community Mortgage LLC, dba Community Mortgage Advisors**	**073 05 0 185.00**
(NAME) **2309 Andrew Place**	(NAME) **19045 E. Valley View Parkway Ste F**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Independence, MO 64055**	
(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, **David Lapsley and Melissa Lapsley, husband and wife (formerly both unmarried),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meghan O. Dunaway, an unmarried individual,** 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. 17 of Riverwood Terrace Subdivision recorded in Book 1835, Page 134, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the margin of Andrew Place at the common corner of Lots 16 and 17; thence with the line between said Lots 131 feet to a point; thence southeasterly 122.6 feet to a point in the margin of Cooper Lane; thence with the margin of said lane 108 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in the southeasterly direction 31.42' to a point in the margin of Andrew Place; thence with the margin of same northwesterly 100 feet to the beginning.

Being the same property conveyed to David Lapsley, unmarried, and Melissa LaBauve, unmarried, by Warranty Deed from Joseph D. Weatherford and Wife, Ginny L. Weatherford, recorded December 7, 2005 in Instrument Number 20051207-0147432, Register's Office for Davidson County, Tennessee. The said David Lapsley and Melissa LaBauve having since married each other.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2309 Andrew Place, Nashville, TN 37216**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **February, 2015.**

David Lapsley

Melissa Lapsley

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **David Lapsley and Melissa Lapsley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **February, 2015.**

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY