WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/15 15:50 3 pgs
Fees:18.00 Taxes:830.65
20150320-0024409

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 12-1-18

(AFFIX SEAL)

LESLIE P. ESCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Wyrot Laura Wyrot	same	126-15-0B-311.00 co
(NAME)	(NAME)	
8113 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, We, **Nicholas James Labadie and Chelsey M. Labadie, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Wyrot and wife, and Laura Wyrot,** 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. 39 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument Number 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicholas James Labadie and Chelsey M. Labadie, husband and wife, by deed of record in Instrument Number 20130820-0087763, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on the Plan of Section Four, Lexington Point Subdivision of record in Instrument Number 20020116-0006343, Register's Office for Davidson County, Tennessee. Subject to Declaration of Restrictive Covenants of record in Instrument Number 20001018-0103445; as supplemented in Instrument Number 20020219-0021061 and amended in Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument Number 20001020-0104424, Register's Office for Davidson County, Tennessee. Conveyance of Common Areas in Instrument No. 20150123-0006862, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8113 Boone Trace, Nashville, TN 37221
(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 March, 2015.

Nicholas James Labadie

Chelsey M. Labadie

State of ~~Tennessee~~ Michigan
County of ~~Williamson~~ Grand Traverse

Personally appeared before me Nicholas James Labadie and Chelsey M. Labadie, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2015.

Notary Public
My Commission Expires: 2/16/19

File No.: 9331

CARRIE A ZINKE
Notary Public - Michigan
Grand Traverse County
My Commission Expires Feb 16, 2019
Acting in the County of Grand Traverse

I, Amy Cross Nance, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Amy Cross Nance who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY