# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150026391 DEEDWARR
Recvd: 04/09/15 09:18 2 pgs
Fees: 13.00 Taxes: 703.00
20150409-0031126

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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: |
|---|---|---|
| Tina L. Lamaison | Mortgage Investors Group | Parcel ID: |
| 5716 Scout Drive | 8320 East Walker Springs Lane | 172120B19500CO |
| Nashville, TN 37211 | Knoxville, TN 37923 | |

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

**Nina M. Williams, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Tina L. Lamaison**, a single 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:

BEING Lot No. 192, on the Plan of Bradford Hills, Section Eleven, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 496, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nina M. Williams, an unmarried woman, by deed from Brandy Bogle Lester, f/k/a Brandy Charise Bogle and husband, Adam Lester, of record in Instrument 20070604-0066230, said Register's Office, dated May 31, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Book 8069, Page 170; Book 8885, Page 519; Book 9055, Page 826, and Book 8071, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 6, and amended in Book 7900, Page 496, Register's Office for said County; (3) Easement of record in Book 9066, Page 809, said Register's Office; (4) Agreement with Southern Bell of record in Book 1113, Page 606, and Book 1318, Page 441, said Register's Office; (5) Water Main Easement of record in Book 8377, Page 769, Register's Office for said County; (6) Sewer Easements of record in Book 7690, Page 260, and Book 8377, Page 808, 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 5716 Scout Drive, Nashville, TN 37211

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 6th day of April, 2015.

Nina M. Williams

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.