WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039405 DEEDWARR
Recvd: 05/20/15 15:05 2 pgs
Fees:13.00 Taxes:542.05
20150520-0046733

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Randel Lipford	F+M	052050A24900
(NAME)	(NAME)	
1108 Idlewild Court	10 Cadillac Dr #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood TN. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Philippe Francoz and Sylvie Francoz, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Randel Lipford, a sinlge man, 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. 33 on the Plan of Revised Idlewild Court of record in Plat Book 6250, Page 371, as revised in Plat Book 6250, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philippe Francoz and Sylvie Francoz, husband and wife by Warranty Deed from Timothy L. Roselieb, unmarried of record in Instrument No. 20150309-0019803, Register's Office for Davidson County, Tennessee, dated February 27, 2015, and recorded on March 09, 2015, and also being the same property conveyed to Timothy L. Roselieb, an unmarried person by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 8466, page 8, Register's Office for Davidson County, Tennessee, dated October 15, 1991, and recorded on October 18, 1991.

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

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 1108 Idlewild Court, Madison, TN 37115

(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 our hands this 15th day of May, 2015.

Philippe Francoz

Sylvie Francoz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Philippe Francoz and Sylvie Francoz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019