WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062128 DEEDWARR
Recvd: 07/29/15 09:34 2 pgs
Fees:13.00 Taxes:551.30
20150729-0074535

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$149,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Paul McLaughlin		148 07 0 023.00
(NAME)	(NAME)	
116 Denise Dr	Same as new Owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand And No/100 Dollars ($149,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vance L. Mason and wife, Shuntelle Mason**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul McLaughlin, unmarried**, 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. 897 on the Plan of Section Eight, Cherokee Hills, of record in Plat Book 3700, Page 154, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vance L. Mason and wife, Shuntelle Mason by Warranty Deed from Denise Merkling, married dated April 20, 2004 and recorded April 23, 2004 in Instrument No. 200404230046318, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 116 Denise Dr, Antioch, TN 37138

File Number: MFR-153222

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, has 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 17th day of July, 2015.

Vance L. Mason

Shuntelle Mason

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Vance L. Mason and wife, Shuntelle Mason** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of July, 2015.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-153222