WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062498 DEEDWARR
Recvd: 07/30/15 08:55 2 pgs
Fees:13.00 Taxes:665.63
20150730-0074960

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 8-10-17

(AFFIX SEAL)

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
Frank Prenevost Lana Prenevost	Pinnacle Bank	151010a03100co
(NAME)	(NAME)	
204 Burwick Ct.	150 3rd Ave. S. Ste. 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(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, I, **Douglas Gregory Randall, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frank Prenevost and wife, Lana Prenevost,** 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 31, Chatham Pointe, as recorded in Book 6900, Page 444-447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description.

Being the same property conveyed to Douglas Gregory Randall, an unmarried man, by deed of record in Instrument No. 20060919-0116023 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 204 Burwick Ct., Antioch, TN 37013
(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.

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Witness my/our hands this 29th day of July, 2015.

Douglas Gregory Randall

Douglas Gregory Randall

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Douglas Gregory Randall, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2015.

KRYSTN L. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires: _____

File No.: 9730