WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150062976 DEEDWARR
Recvd: 07/31/15 09:32 2 pgs
Fees: 13.00 Taxes: 854.70
20150731-0075550

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Laura Ooms	FirstBank	128030a02800 CO
(NAME)	(NAME)	
404 Cedar Forest Dr.	318 Seaboard Lane, #205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, **Thomas Dyer and wife, and Amanda Dyer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laura Ooms,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit: unmarried

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designates as follows: Land in Davidson County, tennessee, being Lot No. 28, as shown on the map entitled First Revision of Cedar Forest Subdivision, as planned Unit Development, of record in Plat Book 6900, Page 383, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Dyer and Amanda Dyer, by deed of record in Instrument Number 20101210-0098525, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6805, page 253; Book 6925, Page 751; Book 7163, Page 686, said Register's office. Subject to all matters on plat of record in Book 6900, Page 247, revised in Book 6900, page 383, said Register's office.

unimproved ☐

This is improved ☑ property, known as 404 Cedar Forest Dr., 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 29th day of July, 2015.

Thomas Dyer

Amanda Dyer

State of Tennessee
County of Williamson

Personally appeared before me Thomas Dyer and Amanda Dyer, 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 30 day of July, 2015.

Notary Public

My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9764