Return To: 15-0358
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150066066 DEEDWARR
Recvd: 08/10/15 10:03 2 pgs
Fees:13.00 Taxes:776.63
20150810-0079420

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 209,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2015.

Notary Public

My commission expires: 3-7-16

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan Sexton	**Simmons First National Bank**	**135160A11200CO**
905 Flintlock Pl	**11525 Financial Centre Parkway**	
Nashville, TN 37217	**Little Rock, AR 72211**	

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 ACKNOWLEDGE, WE,

Jared Lomax and Mary Lomax, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan R. Sexton, 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. 26, on the Plan of Subdivision, for Tracts 8, 9 and 10 Nashboro Village, of record in Plat Book 5200, page 186-189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared Lomax and Mary Lomax, husband and wife by Quitclaim Deed from Jared Lomax dated 04/03/09 and recorded on 04/08/09 in Instrument No. 20090408-0032061, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 905 Flintlock Pl, Nashville, TN 37217.

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 in 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 hand(s) this 3rd day of August, 2015.

Jared Lomax

Mary Lomax

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jared Lomax and Mary Lomax, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY