Davidson County DEEDWARR
Recvd: 08/26/15 08:06 3 pgs
Fees:18.00 Taxes:580.90
20150826-0086128

This instrument prepared by:
Martha Brooke Perry, Attorney
**BALTHROP, PERRY,**
**NOE & NEWCOMB**
**An Association of Attorneys**
102 Frey St, PO Box 82
Ashland City, TN 37015

Curtis Dale Oaks and Judy B. Oaks

TO: George Washington Lyons and wife,
Bobbie Jean Lyons
508 Amquiwood Ct.
Madison, TN 37115

MAP & PARCEL:
042-04-008.00

SEND TAX BILLS TO: SAME

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**WARRANTY DEED**

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For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Curtis Dale Oaks, and wife, Judy B. Oaks, Grantors herein; have bargained and sold and by these presents do convey unto George Washington Lyons and Bobbie Jean Lyons, husband and wife, Grantees herein, their successors and assigns, the following described property:

BEING LOT NO. 28 ON THE PLAN OF HERITAGE PLACE SUBDIVISION of record in Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

BEING the same property conveyed to Curtis Oaks and Judy Oaks from Tri-County Builders, Inc. by deed dated **August 30, 1988, of record in Deed Book 7641, page 658, Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the lien of 2015 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Restrictive Covenants of record at Deed Book 6148, page 537, Register's Office of Davidson County; all easements setback lines and all other matters as shown on the subdivision plan for Heritage Place Subdivision of record in Plat Book 5200, page 628, Register's Office of Davidson County; Right of Way for Amquiwood Court; and all other matters of record.

This is improved property known as 508 Amquiwood Court, Madison, TN 37115.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 25th day of August, 2015.

Curtis Dale Oaks

Judy B. Oaks

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ Davidson
MSP

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Curtis Dale Oaks, and wife, Judy B. Oaks the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 25th day of August, 2015.

NOTARY PUBLIC

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Affiant

SWORN to and subscribed before me,

this the 25th day of August, 2015.

NOTARY PUBLIC

My commission expires: 1-26-19

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

