BILL GARRETT, Davidson County
Trans:T20150074684 DEEDWARR
Recvd: 09/02/15 08:38 2 pgs
Fees:13.00 Taxes:592.00
20150902-0089115

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jonathan T. Lappin
2326 Cabin Hill Road
Nashville, TN 37214

SEND TAX BILL TO:
~~New Owner~~
Peoples Home Equity
150 N. Seven Oaks
Knoxville TN. 37922

MAP/PARCEL 073-11-0-078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Charles L. Lee and wife, Suzanne Lee,** has this day bargained and sold, and does hereby transfer and convey unto **Jonathan T. Lappin and Candida Lappin, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles L. Lee, an unmarried man by Quitclaim deed from Charles L. Lee and Kristen L. Lee, both unmarried of record in Instrument No. 20070917-0110880 Register's Office for Davidson County, Tennessee, dated September 10, 2007 and recorded on September 17, 2007.

This is improved property known as: **2326 Cabin Hill Road, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2663, page 27, and restrictions in Book

2492, page 307, and Instrument Number 20051219-0151705, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of August, 2015.

Charles L. Lee

Suzanne Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Charles L. Lee and Suzanne Lee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of August, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-06-15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 10-06-15

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY