PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

BILL GARRETT, Davidson County
Trans:T20150083641 DEEDWARR
Recvd: 10/01/15 13:10 2 pgs
Fees:13.00 Taxes:695.60
20151001-0099935

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Janice Collins
Affiant

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2015

Robin S. Edwards
Notary Public
Commission Expires: 3/24/2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler LeJeune 2153 Blake Drive Antioch, TN 37013	NEW OWNER	173-11-0A-107.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Marianne E. McCall and Todd M. McCall, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler LeJeune, a single man

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. 86 on the Plan of Section Three (3), Stanford Village, of record in Instrument Number 20011217-0139079, 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 Marianne E. McCall and Todd M. McCall, wife and husband, by Quitclaim Deed from William T. Wingo, dated 7/25/13 and recorded 8/1/13 in Instrument Number 20130801-0080506; and the same property previously conveyed to Marianne E. McCall, a married person and William T. Wingo, a single person, by Warranty Deed from Riaz Lohrasbi and wife, Anisa Lohrasbi, and Faryab Lohrasbi and wife, Taraneh Lohrasbi, dated 5/21/10 and recorded 5/27/10 in Instrument Number 20100527-0041095, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2153 Blake Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2015.

Marianne E. McCall by Todd M. McCall, as Power of Attorney

Marianne E. McCall by Todd M. McCall, as Power of Attorney

Todd M. McCall

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Todd M. McCall** 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 and official seal at Brentwood, Tennessee this 30th day of September, 2015.

Notary Public
My Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of September, 2015, before me personally appeared Todd E. McCall to me known to be the person who executed the foregoing instrument on behalf of Marianne E. McCall, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Marrianne E. McCall

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2015

Notary Public

Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016