WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084025 DEEDWARR
Recvd: 10/02/15 11:21 1 pgs
Fees:13.00 Taxes:521.70
20151002-0100440

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of ~~Rutherford~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~130,000.00~~ 141,000.00 TN

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Dawn Thomas	Franklin American	086-09-0-010.00
(NAME)	(NAME)	
108 Schooner Court	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Gustavo A Ulloa and Lauren Lawrence, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lisa Dawn Thomas, a single person** 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:

Being Lot No. 80B on the Plan of Lakeside Woods, Section 2, of record in Plat Book 6200, Page 461, as amended in Plat Book 6900, Page 625, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Gustavo A. Ulloa from Jimmy W. Graham by Warranty Deed dated October 23, 2009 and recorded October 28, 2009 as Instrument No. 20091028-0099463, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 108 Schooner Court, Hermitage, TN 37076
(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 30th day of September, 2015.

Gustavo A Ulloa

Lauren Lawrence

State of Tennessee
County of Rutherford

Personally appeared before me Gustavo A Ulloa and Lauren Lawrence 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 30th day of September, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 5-22-16

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

G15-2833