Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of October, 2015.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Melissa Passons and Travis Passons 705 Vanoke Dr. Madison, TN 37115	SAME AS NEW OWNER.	-04313002200

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, WE, Sonia W. Worsham, unmarried, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa Passons and husband, Travis Passons 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:

Property known as 705 Vanoke Dr. Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Hedgewood Hills, Section I, of record in Book 2900, Page 135, Register's Office for said County.

Said Lot No. 35 fronts 164.98 feet on the southwesterly side of Vanoke Drive and extends back 178 feet on the southeasterly line and 355 feet on the northwesterly line to a line at the rear measuring 215.15 feet thereon.

Being the same property conveyed to Samuel C. Worsham, Jr. and wife, Sonia W. Worsham by deed from Larry M. Talbert and wife, Virginia A. Talbert dated 5/14/1973, recorded 5/18/1973 and filed of record in Book 4708, Page 543, said Register's Office.

Samuel C. Worsham, Jr having since died leaving Sonia W. Worsham as his surviving spouse.

Tax Map and Parcel ID is as follows 04313002200

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.

This is improved property known as 705 Vanoke Dr., Madison, TN 37115

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 unemcumbered, 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.

BILL GARRETT, Davidson County
Trans:T20150088617 DEEDWARR
Recvd: 10/19/15 09:42 2 pgs
Fees:13.00 Taxes:852.85
20151019-0105865

Witness my hand this 13th day of October, 2015.

Sonia W. Worsham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2015, before me personally appeared Sonia W. Worsham, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of October, 2015.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

