(1)

BILL GARRETT, Davidson County
Trans:T20150090841 DEEDWARR
Recvd: 10/26/15 11:04 2 pgs
Fees:13.00 Taxes:1942.50
20151026-0108485

State of Tennessee)
County of ~~Davidson~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 23rd day of October, 2015.

Notary Public:

My Commission Expires: 03-07-17

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Amy James and Brandon James 853 Lakemont Drive Nashville, TN 37220	Send Tax Bills To: Metropolitan Bank 3500 Lakeland Drive Suite 501 Flowood, MS 39232	Map/Parcel Number: 16009001400

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shelly N. Loggins**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy James and Brandon James, wife and husband as tenants by the entirety**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

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. 15 on the Plan of Oak Hill Estates, Section 2, of record in Plat Book 4460, Page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shelly N. Loggins by Warranty Deed from Barbara L. Curley, unmarried, dated April 18, 2013, recorded April 22, 2013, in Instrument No. 20130422-0039905, Register's Office for Davidson County, Tennessee.

This property is subject to:

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4460, Page 38, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 4537, Page 496, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Water Main Easement set forth in the instrument recorded in Book 4385, Page 463, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 853 Lakemont Drive, Nashville, TN 37220

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 23rd day of October, 2015.

Shelly N. Loggins

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Shelly N. Loggins , the bargainor(s), 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, this 23rd day of October, 2015.

Commission Expires: 04/24/19



Notary Public: Gregory D. Vadner