WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091270 DEEDWARR
Recvd: 10/27/15 08:43 2 pgs
Fees:13.00 Taxes:919.45
20151027-0109015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1477B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas Hartzog and Melissa Hartzog	Volunteer Mortgage, Inc.	109-10A-047.00CO
3916 Lakeridge Run	1 Vantage Way, Ste E240	
Nashville, TN 37214-2697	Nashville, TN 37228	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RICHARD P. CASSIDY AND LISA M. CASSIDY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS HARTZOG AND MELISSA HARTZOG, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 55 on the Plan of Phase Two, Lakeridge, of record in Plat Book 9700, Page 114, 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 Lisa M. Yates, an unmarried woman and Richard P. Cassidy, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Steven A. Reynolds and wife, Sherry L. Reynolds, of record in Instrument No. 20020917-0113215, Register's Office for Davidson County, Tennessee, dated September 12, 2002 and recorded on September 19, 2002. Lisa M. Yates having since married and is now known as Lisa M. Cassidy.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 114, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 7900, Page 792, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9669, Page 715, 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.

By-Laws of record in Book 9669, Page 738, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3916 Lakeridge Run, Nashville, TN 37214-2697

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 20th day of October, 2015.

Lisa M. Cassidy

Richard P Cassidy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LISA M. CASSIDY AND RICHARD P CASSIDY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of October, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1477B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027