WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,750.00

Jessica E. Quick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ 28th day of October, 2015.

Savannah Selby
Notary Public

MY COMMISSION EXPIRES: 1114118

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Kent	Ryan Kent	173-05-0-A-030.00CO
(NAME)	(NAME)	
1842 Shaylin Loop	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150097110 DEEDWARR
Recvd: 11/16/15 10:09 2 pgs
Fees:13.00 Taxes:539.28



20151116-0115933

For and 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, I, Justin N. Lefan, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ryan Kent, unmarried, 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:

A certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

BEING all of Lot No. 30 (Thirty) on the Plan of the Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 2005805-0092480, and as Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Description copied from previous deed. No new survey has been performed.

BEING the same property conveyed to Justin N. Lefan by Warranty Deed from Ole South Properties, Inc., dated February 20, 2009 and filed March 04, 2009 of record in Instrument Number 20090304-0018985, Register's Office for said county.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1842 Shaylin Loop, Antioch, TN 37013
(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 hand this 26th day of October, 2015.

Justin N. Lefan by Jeremy Lefan

Justin N. Lefan, by Jeremy Lefan
His Attorney-in-Fact

His Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Jeremy Lefan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Justin N. Lefan, acting as that person's agent and attorney in fact, and the Jeremy Lefan acknowledged that he executed the foregoing instrument as agent and attorney in fact for Justin N. Lefan for the purposes therein contained.

WITNESS my hand and seal, this 26th day of October, 2015.

Notary Public

My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018