WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099732 DEEDWARR
Recvd: 11/24/15 08:53 2 pgs
Fees:13.00 Taxes:384.80
20151124-0118889

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 5123118
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Laurel Reeves	Guaranteed Rate, Inc.	Parcel ID:
1312 Kermit Drive	3940 N Ravenwood	1200201400
Nashville, TN 37217	Chicago, IL 60613	

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

Dianne T. Lee, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Laurel Reeves

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:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Miro Meadows, of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, TN, to which reference is hereby made for a complete description thereof.

BEING the same property conveyed to Dianne T. Lee by Quitclaim Deed from Randy S. Molner, of record in Instrument 20151106-0113227, dated August 14, 2015, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1710, Page 183, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 94 and 95, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1312 Kermit Drive, Nashville, TN 37217

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 19th day of November, 2015.

Dianne T. Lee

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 Dianne T. Lee, 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 at Nashville, Tennessee, this 19th day of November, 2015.

My Commission Expires: 7·2·18

Notary Public

