WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104462 DEEDWARR
Recvd: 12/10/15 13:56 2 pgs
Fees:13.00 Taxes:1369.00
20151210-0124470

RACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day Dec. of 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Donna B. Tramel and Terry Dee Tramel	Highlands Residential Mortgage, LTD.	064 01 0 058.00
(NAME)	(NAME)	
137 Dekewood Dr	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry D Leaver, Sr and Cathey C Leaver, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donna B. Tramel and Terry Dee Tramel, wife and husband**, 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, TN, being Lot No. 42 on the Plan of Brandywine Place, of record in Book 6250, Page 327, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Larry D. Leaver, Sr. and wife, Cathey C. Leaver by Warranty Deed from James R. McClure, married and Heidie Anna McClure dated May 31, 2000 and June 2, 2000 as Instrument No. 200006020054860, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 137 Dekewood Dr, Old Hickory, TN 37138

File Number: MTJ-155295SSO

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, has 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 our hands this 8th day of December, 2015.

Larry D Leaver, Sr

Cathey C Leaver

STATE OF TENNESSEE

COUNTY OF WILSOM

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Larry D Leaver, Sr and Cathey C Leaver, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2015.

Notary Public

My Commission Expires: 10.9.2015

(SEAL)

JULIA A HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-155295SSO