# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Tarrah Lennert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of December, 2015

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/18/19
(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES JUNE 18, 2019

**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). |
|---|---|---|
| Tarrah Lennert | Caliber Home Loans, Inc. | 034 07 0A 15500CO |
| (NAME) | (NAME) | |
| 1933 Nancy Beth Ln. | 214 Overlook Circle, Suite 275 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lee Golden DBA Chris Provencher Construction**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tarrah Lennert, a single person**, 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. 9 on the Final Subdivision Plat of Harbor Village, Phase III as of record in Instrument No. 20050331-0034862, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Lee Golden DBA Chris Provencher Construction by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas dated August 1, 2014 and recorded August 6, 2014 in Instrument No. 20140806-0070508 in the 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 1933 Nancy Beth Ln., Madison, TN 37115

File Number: MTJ-154530

BILL GARRETT, Davidson County
Trans:T20150105061 DEEDWARR
Recvd: 12/14/15 09:01 2 pgs
Fees:13.00 Taxes:1036.00

20151214-0125115

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 10th day of December, 2015.

Lee Golden DBA Chris Provencher Construction

Lee Golden

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Lee Golden, sole proprietor, of Lee Golden dba Chris Proventure Construction, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that heperson executed the within instrument for the purposes therein contained by acting as sole proprietor..

Witness my hand and official seal, this the 10th of December, 2015.

Notary Public

My Commission Expires: 10.9.2019

(SEAL)

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

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