WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/16 14:17 3 pgs
Fees:18.00 Taxes:604.95
20160201-0009606

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua S. Case	BancorpSouth Bank	096010A02300CO
(NAME)	(NAME)	
95 Benson Rd.	2778 W. Jackson St. Bldg C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tupelo, MS 38801-0306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **Calvin Myra and Shelley Kent, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua S. Case, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two Riverpoint, as of record in Plat Book 5200, Page 749, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Calvin Myra by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, recorded on July 28, 2005 of record in Instrument No. 20050726-0086914, Register's Office for Davidson County, Tennessee. The said Shelley Kent having joined in this conveyance as to her marital interest in the said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 95 Benson Rd., Nashville, TN 37214
(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/our hands this 29th day of January, 2016.

Calvin Myra by: Whitney Lehman his atty in fact
Calvin Myra
By: Whitney Lehman, Attorney in fact

Shelley Kent by: Whitney Lehman her atty in fact
Shelley Kent
By: Whitney Lehman, Attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Whitney Lehman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Calvin Myra** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Calvin Myra**.

Witness my hand and official seal at Brentwood, Tennessee this 29 day of January, 2016

JUDY A. CASEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
3-27-2016

JUDY A. CASEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Whitney Lehman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Shelley Kent** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Shelley Kent**.

Witness my hand and official seal at Brentwood, Tennessee this 29 day of January, 2016

Notary Public

MY COMMISSION EXPIRES:
3-27-2016

File No.: 10948

JUDY A. CASEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017