NEW OWNER:

Samantha Troy
1403 Overton Street
Old Hickory, TN 37138

SEND TAX BILLS TO:

First Community Mtg
P.O. Box 55066
Little Rock, AR 72215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0173

Map 053, Group 03-0, Parcel 267.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160027040 DEEDWARR
Recvd: 04/04/16 13:50 3 pgs
Fees:18.00 Taxes:758.50
20160404-0031821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROGER D. LEMONS AND wife, CHRISTIANA N. LEMONS**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SAMANTHA TROY, a single woman,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

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. 150, on the Plan of Village of Old Hickory, Section B as shown on Plan recorded July 16, 1948, in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Subject to and reserving one (1) permanent easement ten (10 feet wide for utilities and all rights in connection with said easement including the ingress and egress over the property herein

conveyed for servicing easement, are expressly reserved, all as shown on said recorded Plan which is made a part of this description by reference thereto.

BEING the same property conveyed to Christiana N. Lemons and Roger D. Lemons, tenants by the entireties, by Quitclaim Deed from Christiana N. Lemons, a married person, dated December 20, 2003, of record in Instrument No. 20040113-0005209, Register's Office for Davidson County, Tennessee. See also Warranty Deed of record in Book 8939, Page 63, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1403 Overton Street, Nashville, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **March, 2016**.

ROGER D. LEMONS

CHRISTIANA N. LEMONS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROGER D. LEMONS AND CHRISTIANA N. LEMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **March, 2016**.

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **205,000.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of **March, 2016**.

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

NOTARY PUBLIC

My commission expires: 9.12.17