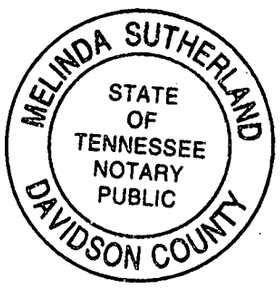
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March 2016

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashley Pierrot		061 15 0 120.00
(NAME)	(NAME)	
1150 Ardee Ave	Same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Shawn Lemon and Madeline Gail Lemon, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Ashley Pierrot, an unmarried woman**, hereinafter called the Grantee, her 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. 21 of Block B on the Plan of Re-Subdivision of Sunnymeade of record.in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the southerly margin of Ardee Avenue and extends back between parallel lines, with the westerly margin of Williams Terrace 140 feet to a dead line in the rear.

Being the same property conveyed to Shawn Lemon, a single man by Warranty Deed from Ashley A. Counce, married dated August 13, 2009 and recorded September 15, 2009 as Instrument No. 20090915-0086080, 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.

File Number: FRN-160864SSO

BILL GARRETT, Davidson County
Trans:T20160027129 DEEDWARR
Recvd: 04/04/16 14:59 2 pgs
Fees:13.00 Taxes:888.00
20160404-0031931

unimproved ☐
This is improved ☒ property, known as 1150 Ardee Ave, Nashville, TN 37216

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 25th day of March, 2016.

Shawn Lemon

Madeline Gail Lemon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

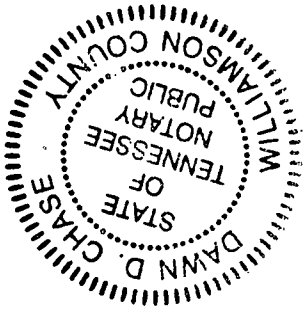
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Shawn Lemon and Madeline Gail Lemon, husband and wife the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged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

Witness my hand and official seal, this the 25th of March, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-160864SSO