This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 756-101

ADDRESS NEW OWNER:
Austin Lott
208 Misty Court
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20160033784 DEEDWARR
Recvd: 04/25/16 13:28 2 pgs
Fees:13.00 Taxes:638.25
20160425-0039961

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Ameris Bank
1800 Parkway Place, Suite 820
Marietta, GA 30067

MAP **109**
GROUP **01-0**
PARCEL **018.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa L. Joslin** hereinafter called the GRANTOR, has bargained and sold, and by these presents, do transfer and convey unto **Phillip Hayse Grace and wife, Keisha Grace and Austin Lott, unmarried, Tenancy By The Entirety**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled the Plan of Larchwood, Section 2, of record in Plat Book 5200, Page 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa L. Joslin and Cliff H. Joslin, wife and husband by deed from Metropolitan Development and Housing Agency dated September 27, 2012, of record in Instrument No. 20121001-0089138, Register's Office for Davidson County, Tennessee. Cliff H. Joslin conveyed his interest to Lisa L. Joslin by deed of record in Book *____, page ____, Register's Office, Davidson County, Tennessee. *Instrument #20160425-0039960

This is improved property known as 208 Misty Court, Nashville, Tennessee 37214. Possession is to be given on April 18, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 14th day of April, 2016.

Lisa L. Joslin

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lisa L. Joslin**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $172,500.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of April, 2016.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.6.2017