BILL GARRETT, Davidson County
Trans: T20160037045 DEEDWARR
Recvd: 05/04/16 11:06 2 pgs
Fees: 13.00 Taxes: 1158.10
20160504-0043960

WARRANTY DEED

APRIL V HARTLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/18/2017
(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).
Marsha R. Van Egeren	**NEW OWNER**	188 10 0A 035.00
(NAME) **2116 Glen Haven Drive**	(NAME)	
(ADDRESS) **Nolensville, Tennessee 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirteen Thousand And No/100 Dollars ($313,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Eric J. Lynch and Andria N. Lynch, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marsha R. Van Egeren, 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 35, as shown on the map entitled Carothers Crossing, Phase 2, Section 1, Lots 21-61, of record in Instrument No. 200708070093924, 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 Eric J. Lynch and wife, Andria N. Lynch by Warranty Deed from Regal Homes Co., a Tennessee Corporation dated March 31, 2011 and recorded April 04, 2011 as Instrument No. 201104040025621, 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 2116 Glen Haven Drive, Nolensville, TN 37135

File Number: FRN-161686SSO

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 2nd day of May, 2016.

Eric J. Lynch

Andria N. Lynch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Eric J. Lynch and Andria N. Lynch, 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 2nd of May, 2016.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

File Number: FRN-161686SSO