WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049634 DEEDWARR
Recvd: 06/13/16 10:20 2 pgs
Fees:13.00 Taxes:1159.95
20160613-0059380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00

Laura Fillingim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

Deanie L. Gregory Notary Public State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Denise W Andrews	Denise W Andrews	109010a018co
(NAME)	(NAME)	
3708 Lakeridge Pass	3708 Lakeridge Pass	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LAURA FILLINGIM AND SPOUSE, THOMAS FILLINGIM, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENISE W. ANDREWS, 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:

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

Being all of Lot No. 67 on the Plan of Lakeridge, Phase I, as shown by plat appearing of record in Plat Book 7900, Page 962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Laura Fillingim and Thomas Fillingim, Wife and Husband from Michael D. Gray and Ruthann R. Gray by Warranty Deed dated August 23, 2013 of record in Instrument No. 20130903-0092320, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF LAKERIDGE, PHASE I, OF RECORD IN PLAT BOOK 7900, PAGE 962, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKERIDGE OF RECORD IN BOOK 9669, PAGE 715, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 3708 Lakeridge Pass, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 8th day of June, 2016.

Laura Fillingim

Thomas Fillingim

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laura Fillingim and Thomas Fillingim**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115