Box 14

28512-8 Box 14 return to: Attorneys Title Company, Inc.

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0381-D

BILL GARRETT, Davidson County
Trans:T20160056840 DEEDWARR
Recvd: 07/05/16 10:32 2 pgs
Fees:13.00 Taxes:806.60
20160705-0068253

WARRANTY DEED

Address of New Owners:
Ms. Laura A. Foy
828 Harpeth Bend Drive
Nashville, TN 37221

Send Tax Bills To:
Farmington Mortgage, a div of CapStar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Richard W. Lauderback and wife, Angela R. Lauderback

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Laura A. Foy, a single woman

hereinafter called the Grantees, their 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 718, Plan of Harpeth Woods, Section 2, as shown on plat of record in Plat Book 5200, Page 280, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard W. Lauderback and wife, Angela R. Lauderback, by Warranty Deed from Karl Boehme and wife, Kathy Boehme, dated July 12, 2012, and of record in Instrument No. 20120731-0067553, Register's Office for Davidson County, Tennessee.

This property is subject to the Right-of-Way of Harpeth Bend Drive.

This property is subject to restrictions as set forth of record in Book 5884, Page 840, in the Register's Office for Davidson County, Tennessee.

This property is subject to all matters as shown on plat of record in Book 5200, Page 280, in the Register's Office for Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 828 Harpeth Bend Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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, 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 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 the 30th day of June, 2016.

Richard W. Lauderback

Angela Lauderback
Angela R. Lauderback

STATE OF Washington
COUNTY OF Pierce

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Lauderback and wife, Angela R. Lauderback, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2016.

Notary Public

Notary Public
State of Washington
CHRISTINE CLEARY
MY COMMISSION EXPIRES
DECEMBER 3, 2017

My Commission Expires: December 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2016.

Notary Public

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Parcel: 156 02 0 166.00