WARRANTY DEED

File #16056

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Mai	Farmington Mortgage	181-10-0A-029.00 CO
(NAME)	(NAME)	
6736 Autumn Oaks Dr	2002 Richard Jones Road #300A	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Caleb J. Andrews and Bryana C. Andrews, both unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leon Mai, married,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 345, SECTION ONE, AUTUMN OAKS, as shown on plat of record in Plat Book 9700, Pages 913 & 914, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Caleb J. Andrews and wife, Bryana C. Andrews by Warranty Deed from Donnie L. Javner, unmarried, recorded on the 5th day of September, 2013 in Instrument No. 20130905-0093669, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20160069538 DEEDWARR
Recvd: 08/11/16 09:56 2 pgs
Fees:13.00 Taxes:1110.00
20160811-0083517

unimproved ☐
This is improved ☒ property, known as 6736 Autumn Oaks Dr, Brentwood, TN 37027

(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 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 8th day of August, 2016.

Caleb J. Andrews

Bryana C. Andrews

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Caleb J. Andrews, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2016.

GREER CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires NOV. 6, 2017

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bryana C. Andrews, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2016.

Notary Public

My Commission Expires: Jan 14, 2020

NATALIE CRUZ NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 14, 2020

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212