BILL GARRETT, Davidson County
Trans:T20160081431 DEEDWARR
Recvd: 09/16/16 12:36 2 pgs
Fees:13.00 Taxes:1461.50

20160916-0097654

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, A.D., 2016, by and between

David A. Lemoine and Stacey J. Lemoine Husband and wife

First Parties, and

Lexicon Government Services, LLC, a Florida Limited Liability Company

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 204 ON THE FINAL PLAT OF THE RESERVE AT STONE HALL, PHASE 1, SECTION 2D, PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20141014-0094506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. LEMOINE AND STACEY J. LEMOINE, HUSBAND AND WIFE, BY WARRANTY DEED FROM MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, RECORDED ON JULY 2, 2015, OF RECORD IN INSTRUMENT NO. 20150702-0064198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Lexicon Government Services LLC
4 Armstrong Rd
Shelton CT 06484

RESPONSIBLE TAXPAYER:
newowner

CLT # 085040 A 20400 CO

MR-LX-279487

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × Stacey Lemoine

David A. Lemoine Stacey J. Lemoine

✓STATE OF Louisiana
COUNTY OF St. Tammany

Personally appeared before me, David A. Lemoine and Stacey J. Lemoine Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2016.

✓ _____ Notary Public

My Commission Expires: At Death

ANGELA BARRON NOTARY PUBLIC COMMISSIONED FOR LIFE NOTARY ID NO. 134335 ST TAMMANY PARISH LA

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 395,000.00. Affiant _____.

Subscribed and sworn to before me this 20th day of August, 2016.

My Commission Expires: 4/21/2020 Kayla Tabor

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

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