


State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2016

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Viron Lynch | New Owner | 161130B41800CO |
| (NAME) | (NAME) | |
| 418 Lazy Creek Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

**Lizamari Mcdonald f/k/a Lizamari Suria and David Mcdonald, wife and husband**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Viron Lynch, an unmarried person and Debra Rink, an unmarried person, as Joint Tenants with rights of survivorship**

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 Unit 418 On the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 418 Lazy Creek Lane, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160087221 DEEDWARR
Recvd: 10/04/16 13:01 3 pgs
Fees: 18.00 Taxes: 1054.13

20161004-0104647

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 my/our hand(s) this 23rd day of September, 2

Lizamari Mcdonald f/k/a Lizamari Suria

David Mcdonald

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lizamari Mcdonald f/k/a Lizamari Suria, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 23rd day of September, 2016.

Commission expires: 11/13/17

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

State of Tennessee

County of Williamson

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

Witness my hand and official seal on this 23rd day of September, 2016.

Commission expires: 11/13/17

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

Map - Parcel Numbers: 161130B41800CO
Property Address: 418 Lazy Creek Lane, Nashville, TN 37211

Exhibit "A"

Land in Davidson County Tennessee, being Unit 418 On the plan of Creekside, as shown on Exhibit "Bi" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lizamari Suria, a single woman by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20061229-0160569 Register's Office for Davidson County, Tennessee, dated December 22, 2006 and recorded on December 29,. 2006.