WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113421 DEEDWARR
Recvd: 12/27/16 10:10 2 pgs
Fees:13.00 Taxes:1831.50

20161227-0135331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elizabeth Lee and Clayton Ferguson	new owner	127 10 0 020.00
(NAME)	(NAME)	
8449 Rolling Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety-Five Thousand And No/100 Dollars ($495,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Phillip D. Lott and Shaa M. Lott, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Lee, an unmarried woman, Clayton Ferguson, an unmarried man**, 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 the westerly 3 acres of Lot No. 10 on the Plan of Section Four Merrymount Acres, as of record in Book 4460, Pages 126 and 127, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 40.37 feet on the northeasterly side of Rolling Hills Drive and runs back a total of 668.65 feet on the northerly line which is a broken line and 440.05 feet on the southerly line to a line in the rear which measures 422.3 feet.

Being the same property conveyed to Phillip D. Lott and Wife, Shaa M. Lott by Warranty Deed from Kenneth Gerard Pohl and wife, Kay Pohl dated July 8, 1999 and recorded July 12, 1999 in Book 11569, Page 485, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-167539SSO

This is improved property, known as 8449 Rolling Hills Drive, Nashville, TN 37221

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, has 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 20th day of December, 2016.

Phillip D. Lott

Shaa M. Lott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip D. Lott and Shaa M. Lott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2016.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-167539SSO