This instrument was prepared by:
Advantage Title and Escrow
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater for this transaction is $ 95,000.00

affiant

Subscribed and sworn to before me, this the 24th day of January, 2017.

Notary

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

WARRANTY DEED

Address of New Owner:
Victor Hazelwood
124 Lake Terrace Dr.
Hendersonville, TN 37075

Send Tax Bills To:
Owner

Map & Parcel:
149-03-106

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Delora L. Banks N/K/A Delora Banks-Ruffin and LaWayne Ruffin,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Hazelwood** 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, TN , being Lot No. 3B on the Plan of Zone Lot Division of Lots 1, 2, 3, 5 & 6, Edge-O-Lake Villa, of record Book 5200, page 644, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Delora L. Banks by deed of record in instrument # 20010125-0007635, Said Register's Office.
improved (X) known as: **2472 Scott Valley Dr. Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170007767 DEEDWARR
Recvd: 01/26/17 14:57 2 pgs
Fees:13.00 Taxes:351.50
20170126-0008735

Witness my/our hand(s) this the 24st day of January 2017.

Delora L. Banks A/K/A Delora Banks-Ruffin

LaWayne Ruffin

STATE OF Tennessee

COUNTY OF Sumner

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Delora Banks AKA Delora banks-Ruff The bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of January, 2017.

* and Lawayne Ruffin

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018