WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/17 10:18 2 pgs
Fees:13.00 Taxes:1110.00
20170302-0020656

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$300,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 23 day of February, 2017.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jarrod Daniel Lee	Regions Bank d/b/a Regions Mortgage	146-15-0-076.00
5121 Anchorage Drive	2050 Parkway Office Circle	
Nashville, TN 37220	Hoover, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sandra Jean Liles**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jarrod Daniel Lee and Stephanie Saucier Lee, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 in Haileywood Estates, Section II, as of record in Book 2331, page 81, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Anchorage Drive at the common corner of Lots Nos. 35 and 36; thence with the line between said lots westwardly 165 feet to a point; thence northwardly 175.2 feet to a point in the southerly margin of an unnamed street; thence with the margin of said street eastwardly 168 feet to the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to a point in the margin of Anchorage Drive; thence with the margin of said Drive southwardly 151.6 feet to the point of beginning.

Being the same property conveyed to Sandra Jean Liles, by deed on September 24, 1991, of record in Book 8457, page 841, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 81, Register's Office Davidson County, Tennessee.

This is improved property known as: **5121 Anchorage Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 23, 2017.

Sandra Jean Liles
Sandra Jean Liles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandra Jean Liles** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 23, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.