STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7749D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170022534 DEEDWARR
Recvd: 03/16/17 12:32 2 pgs
Fees:13.00 Taxes:671.92
20170316-0025830

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brook K. Babcock and Keven-Marie Babcock, husband and wife (NAME)	New Owner (NAME)	096 14 0 090.000
3581 Benders Ferry Lot 9 (STREET ADDRESS)	3581 Benders Ferry Lot 9 (STREET ADDRESS)	
Mt. Juliet TN 37122 (CITY) (STATE) (ZIP)	Mt. Juliet TN 37122 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Melissa A. Bryant Servais, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brook K. Babcock and Keven-Marie Babcock, husband and wife,** 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 Lot No. 7 of HAPPY ACRES of record in Plat Book 2331, Page 63, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northerly margin of Lyncrest Drive, the common corner of Lots 6 and 7; thence in an easterly direction along the margin of said Drive 91.2 feet to a point; thence in a northeasterly direction around a curve 40.9 feet in length to a point in the westerly margin of Colfax Drive; thence in a northerly direction along the margin of said Drive, 147.9 feet to a point; thence in a westerly direction 106.9 feet to a point; a common corner of Lots 6 and 7; thence in a southerly direction along the line between said two lots 174.2 feet to the point of beginning.

BEING the same property conveyed to Melissa A. Bryant, Unmarried from Brenda D. Hooks, Unmarried, by Warranty Deed dated September 23, 2009, as Instrument No. 20091002-0091798, in the Register's Office for Davidson County, Tennessee. The said Melissa A. Bryant has since married and is now known as Melissa A. Bryant Servais.
This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2447, page 557, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 63, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2898 Lyncrest Drive, Nashville, TN 37214.

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. Whenever 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 14th day of March, 2017.

Melissa A. Bryant Servais

Melissa A. Bryant Servais aka Melissa A. Bryant

March 14, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Melissa A. Bryant Servais aka Melissa A. Bryant, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of March, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066