WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022552 DEEDWARR
Recvd: 03/16/17 13:03 2 pgs
Fees:13.00 Taxes:895.40
20170316-0025855

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen E. Magnussen and Michael J. Magnussen	new owner	
(NAME)	(NAME)	
511 Purnell Dr.	←	147-15-0-111.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **EDWARD F. LANKFORD WIFE, MAYE W. LANKFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN E. MAGNUSSEN AND MICHAEL J. MAGNUSSEN,** 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:

Being Lot No. 14 on the Plan of Whispering Hills, Section V, as of record in Book 3300, Page 11, Register's Office for said County. Beginning at a point in the South margin of Purnell Driver at the corner of Lots 13 and 14; thence with the line between said lots, Southerly 167.1 feet to a point; thence Westerly 186.8 feet to the East margin of Millerwood Drive; thence with the margin of the same, Northerly 152 feet to the beginning of a curve, thence around said curve, Northeasterly 39.3 feet to the South margin of Purnell Drive; thence with the margin of the same, Easterly 145.8 feet to the point of beginning.

Being the same property conveyed Edward F. Lankford and wife, Maye W. Lankford by Warranty Deed from Melview Homes, Inc., recorded on the 18th day of December, 1962 in Deed Book 3467, Page 81, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 3300, Page(s) 11, said Register's Office; and Restrictive Covenants of record in Book 3255, Page 587, said Register's Office.

This is unimproved _ / improved x property, known as 511 Purnell Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10th day of March, 2017

Edward F Lankford

EDWARD F. LANKFORD

Maye W. Lankford

MAYE W. LANKFORD

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 Edward F. Lankford and Maye W. Lankford, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2017.

Commission expires: 9/18/17

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

Notary Public