BILL GARRETT, Davidson County
Trans:T20170023151 DEEDWARR
Recvd: 03/20/17 08:42 2 pgs
Fees:13.00 Taxes:902.06
20170320-0026559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,800.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 15TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannie Luleen Whitlock, unmarried woman	new owner (NAME)	034070A06400
249 Harbor Village Drive (ADDRESS)	(ADDRESS)	034-07-0A-064.00-CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ardyce Ann Lyons, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeannie Luleen Whitlock, unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 46 AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARBOR VILLAGE, PHASE IV, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20030723-0102986, INSTRUMENT NO. 20030611-0080857 AND INSTRUMENT NO. 20050120-0007505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION FOR SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ARDYCE ANN LYONS INTER VIVOS TRUST BY QUITCLAIM DEED FROM ARDYCE ANN LYONS OF RECORD IN INSTRUMENT NO. 20160203-0010390 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO ARDYCE ANN LYONS BY QUITCLAIM DEED FROM ARDYCE ANN LYONS INTER VIVOS TRUST, OF RECORD BY INSTRUMENT NO. 20170320-0026557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JANET E. KNIGHT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ARDYCE ANN LYONS, PURSUANT TO LIMITED POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20170320066558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 249 Harbor Village Drive , Madison, TN 37115
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 15th day of March, 2017.

Ardyce Ann Lyons by Janet E. Knight

Ardyce Ann Lyons by Janet E. Knight,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 15th day of March, 2015, before me, a Notary Public, in and for said County and State, personally appeared Janet E. Knight, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ardyce Ann Lyons, acknowledged that such persons executed the same as the free act and deed of the said Ardyce Ann Lyons.

Witness my hand and seal, this 15th day of March, 2017.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072