BILL GARRETT, Davidson County
Trans:T20170025004 DEEDWARR
Recvd: 03/24/17 10:25 2 pgs
Fees:13.00 Taxes:481.00

WARRANTY DEED

20170324-0028871

State of Tennessee
County of Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Victoria Barefield
Affiant

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

SAMANTHA S. CHAMBLEE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: 04.02.2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Specialists, Inc., 8870 Cedar Springs Lane, Suite 208, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Lee and Ronald E. Lee	First Choice Lending Services, LLC	149040021.00
(NAME)	(NAME)	
270 Bell Road	9821 Cogdill Road, Suite 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 12835

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,

John W. Lee, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael T. Lee, unmarried and Ronald E. Lee, unmarried, Joint Tenants with Rights of Survivorship

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:

SITUATED in Davidson County, Tennessee, being Lot No. 199 on the Plan of Edge-O-Lake Estates, Section 2, of record in Plat Book 3600, Page 72, Register's Office for Said County, to which reference is made for a more complete description.

BEING the same property conveyed to John W. Lee, married, by Warranty Deed from James A. Glover and wife, Mai Sheree Glover, dated August 31, 1994 and recorded in Book 9455, Page 523 in the Register's Office for Davidson County, Tennessee.

THE GRANTOR HEREBY SWEARS AND MAKES OATH THAT NEITHER HE/SHE/THEY NOR HIS/HER/THEIR SPOUSE HAVE EVER LIVED AT SAID PROPERTY SINCE IT WAS CONVEYED TO HIM/HER/THEM THROUGH THE DATE OF THIS CONVEYANCE.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☑ Property, known as 270 Bell Road, Nashville, TN 37217
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hands this 21 day of March 2017, _____.

John W. Lee

State of Florida
County of Polk

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **John W. Lee,** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Polk County, Florida this 21 day of March, 2017.

Notary Public

My Commission Expires: FEB 13, 2018

ANTIMINA ARNOLD
Notary Public - State of Florida
My Comm. Expires Feb 13, 2018
Commission # FF 092664