WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $167,000.00.

Affiant

Subscribed and sworn to before me this 24 day of May, 2017

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

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

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:
Lauren Easley	new Owner	163-16-0-C-108.00CO
1829 Isabelle Lane		
Antioch, TN 37013		

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, **Justin Day and wife, Bethany Day**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lauren Easley, unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. Being Lot 108, Matlock, Phase 1, as shown of record in Instrument Number 20070430-051281 and Master Deed of Matlock Townhomes recorded at Instrument Number 20070502-0052533, amended in Instrument Numbers 20070509-0055599 and 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin Day and wife, Bethany Day, by deed from James McCormack, on April 26, 2013, of record in Instrument Number 201305020044296, 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 Instrument Number 20070430-0051281, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070502-0052533, amended in Instrument Number 20070509-0055599 and 20070705-0080103, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1829 Isabelle Lane, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans: T20170045664 DEEDWARR
Recvd: 05/30/17 14:20 2 pgs
Fees: 13.00 Taxes: 617.90
20170530-0053490

WITNESS our hands this May 24, 2017.

Justin Day

Bethany Day

STATE OF MISSOURI
COUNTY OF St. Louis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin Day and wife, Bethany Day** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 24, 2017

My commission expires 11-17-2020

Notary Public

JESSICA BEHRENS
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Nov. 17, 2020
Commission # 16362546