BILL GARRETT, Davidson County
Trans:T20170063270 DEEDWARR
Recvd: 07/24/17 14:32 2 pgs
Fees:13.00 Taxes:629.00
20170724-0074646

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John C. Isbell
1000 Sunnyhill Road
Brentwood, TN 37027

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 096-09-0
PARCEL 208.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cynthia K. Myers and husband, Jeff Myers,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John C. Isbell and wife, Shari L. Isbell,** 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. 88 on the Plan of Twin Lawn Subdivision, of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia K. Myers, married by deed from Christie Schildt f/k/a Christie Souders, married, dated July 27, 2004, of record in Instrument No. 20040802-0092196, Register's Office for Davidson County, Tennessee.
Jeff Myers herein joins to convey any and all rights and interest he may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Note of Encroachments noted in Book 8717, Page 812; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2827 Lakeland 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. 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 our hands this 21st day of July, 2017.

Cynthia K. Myers

Jeff Myers

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia K. Myers and husband, Jeff Myers, 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 21st day of July, 2017.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of July, 2017.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20