BILL GARRETT, Davidson County
Trans: T20170064289 DEEDWARR
Recvd: 07/26/17 15:41 2 pgs
Fees: 13.00 Taxes: 1183.63

20170726-0075880

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2017-0996

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Linsley and Kathryn Linsley	AMERIS BANK	128-07-0A-002.00-CO
(NAME)	(NAME)	
7704 Sawyer Brown Road	1800 PARKWAY PLACE, STE 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	MARIETTA, GA 30067	
(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, **William MacLennan and Barbara Russ MacLennan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason R. Linsley and Kathryn Linsley, husband and wife,** 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. 2 on the Plan of Glenwood Trace, Section I of record in Plat Book 6900, Page 359, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William MacLennan and Barbara Russ MacLennan by Warranty deed from Jeannine Ervin, unmarried of record in Instrument No. 20010803-0082896 Register's Office for Davidson County, Tennessee, dated July 01, 2001 and recorded on August 03, 2001. See also Scrivener's Affidavit of record in Instrument No. 20170717-0071806, dated July 17, 2017 and recorded July 17, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 359, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7253, Page 578 and as re-recorded in Instrument No. 20000810007944, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons By-Laws of record in Book 7325, Page 18, in the Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 7266, Page 432, in the Register's Office for Davidson County, Tennessee. Conveyance of Open Space to HOA of record in Book 7334, Page 27, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5258, Page 273, in the Register's Office for Davidson County, Tennessee. Dedication of Public Utilities Easement of record in Book 6186, Page 141, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Line of record in Book 7144, Page 329, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7704 Sawyer Brown Road, Nashville, TN 37221
(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/our hand(s) this 25th DAY OF July, 2017.

William MacLennan

Barbara Russ MacLennan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William MacLennan and Barbara Russ MacLennan, with whom I am personally acquainted (or provided 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 the 25th day of July, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY