WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170073681 DEEDWARR
Recvd: 08/24/17 09:26 2 pgs
Fees:13.00 Taxes:1951.75
20170824-0086944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(AFFIX SEAL)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 420 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey J. Lysaught and Catherine C. Lysaught	Regions Bank	
(NAME)	(NAME)	
1018 Percy Warner Blvd.	2050 Parkway Office Cir.	129-12-063.00
(ADDRESS)	(ADDRESS) RCN-6 Mail Code: ALBH4402B	
Nashville, TN 37205	Birmingham AL 35244	
(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, **COURTNEY HENDRY-WILLIAMS AND JEFF WILLIAMS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY J. LYSAUGHT AND CATHERINE C. LYSAUGHT, 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. 67 on the plan of Warner Park Valley, Section I, of record in Plat Book 3600, Page 12-14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed by Warranty Deed from Frank P. Hedgepeth and wife, Dorthy Hedgepeth, Susan F. Hedgepeth, a married woman to Courtney E. Hendry, a single woman as recorded on the 13th day of September, 2005 in Instrument No. 20050913-0109934, Instrument of Correction for Warranty Deed as recorded on the 24th day of April, 2007 in Instrument No. 20070424-0048428, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Courtney Hendry-Williams, a married woman, who acquired title as Courtney E. Hendry, a single woman to Courtney Hendry-Williams, and Jeff Williams, wife and husband as recorded on the 6th day of July, 2015 in Instrument No. 20150706-0065298, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1018 Percy Warner Blvd., Nashville, TN 37205
(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 hand this 22 day of August, 2017

COURTNEY HENDRY-WILLIAMS

JEFF WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney Hendry-Williams and Jeff Williams, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of August, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019