WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF AUGUST, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lowell T. Gorman and Jaimie R. Gorman	Wilson Bank & Trust	155 16 0A 137.00
(NAME)	(NAME)	
5805 Deer Estates Dr.	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hugh Talmage Lefler, III and Mary M. Lefler, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lowell T. Gorman and Jaimie R. Gorman, 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 172, Traceside, Section Five, as shown on plat of record in Plat Book 9700, Page 269, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hugh Talmage Lefler, III and Mary M. Lefler by Warranty Deed from Natalie P. McMullen and husband, Timothy M. McMullen dated May 14, 2009 and recorded May 21, 2009 as Instrument No. 200905210046695, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5805 Deer Estates Dr., Nashville, TN 37221

File Number: FRN-175332SSO

Bill Garrett Davidson County
Batch# 103 **DEEDWARR**
09/11/2017 11:11:36 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20170911-0092825

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, has 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 the 24th day of August, 2017

Hugh Talmage Lefler, III

Mary M. Lefler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Hugh Talmage Lefler, III and Mary M. Lefler, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-175332SSO