Bill Garrett Davidson County
Batch# 5243 DEEDWARR
09/27/2017 10:57:38 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20170927-0098866

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Phillip Patrick Sweeney
325 Hurst Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
F & M Bank
10 Cadillac Dr. Ste 100
Brentwood, TN 37027

MAP/PARCEL 053-11-0A-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry Lemons, married, hereafter called the GRANTOR,** have bargained and sold, and by these presents, does transfer and convey unto **Phillip Patrick Sweeney and Joy Price Sweeney, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat Golf Club Place, Phase One of record in Plat Book 9700, Page 980, 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 a portion of the same property conveyed to Jerry Lemons by Warranty deed from York Construction, LLC of record in Book 10879, page 458 Register's Office for Davidson County , Tennessee, dated April 06, 1998 and recorded on April 08, 1998.

Elizabeth Lemons, the spouse of Jerry Lemons, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Jerry Lemons.

This is improved property known as: **325 Hurst Drive, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEES. theisrheirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 22nd day of September, 2017.

WITNESS MY HAND on this the 22nd day of September, 2017

Jerry Lemons

Elizabeth Lemons

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jerry Lemons and Elizabeth Lemons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of September, 2017.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/03/2017

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $445,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of September, 2017.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/03/2017

File No: 170588