Bill Garrett Davidson County
Batch# 6502 DEEDWARR
10/02/2017 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $801.05
20171002-0100714

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

MARTHA BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Oakes Rencken Larry Rencken	NEW OWNER	050-14-270
(NAME)	(NAME)	
3226 Moorewood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Benjamin Lapp as Manager of Carolyn Tyree and James Tyree, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy Oakes Rencken and Larry Rencken,** 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:

Legal Description: Being Lot No. 226 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, as amended in Book 3281, Page 534, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Carolyn Tyree and James Tyree, LLC, James Tyree, Member, by deed of record in Instrument No. 20170413-0036286, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3226 Moorewood Dr., Nashville, TN 37207
(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 hands this 29th day of September, 2017.

Carolyn Tyree and James Tyree, LLC

Manager

By: Benjamin Lapp, Manager

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Lapp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Manager of Carolyn Tyree and James Tyree, LLC, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Carolyn Tyree and James Tyree, LLC as Manager.

WITNESS my hand and seal this 29th day of September, 2017.

Notary Public _____
My Commission Expires _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12526

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY