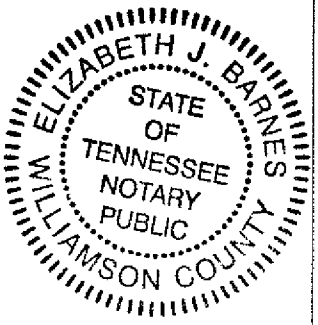
# WARRANTY DEED

Bill Garrett Davidson County
Batch# 13358 DEEDWARR
10/13/2017 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20171013-0105230




STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Lisa Pendergrass and Dorwin R. West | Gardner Financial Services | 151 09 0A 076.00 |
| (NAME) | (NAME) | |
| 6372 Paddington Way | 3503 Paesanos Pkwy | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Antonio TX 78231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John J. Delaney, IV and Melissa Delaney, husband and wife, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa Pendergrass and Dorwin R. West, joint tenants**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 76, Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829, 830 and 831, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to John J. Delaney and Melissa S. Delaney by Warranty Deed from Michael G. Hayes and wife, Kimberly M. Hayes dated October 19, 2001 and recorded October 24, 2001 as Instrument No. 20011024-0116143, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John J. Delaney IV and Melissa S. Delaney, husband and wife, as tenants by the entirety by Quitclaim Deed from John J. Delaney IV a/k/a John J. Delaney and Melissa S. Delaney, husband and wife dated January 22, 2013 and recorded February 7, 2013 as Instrument No. 20130207-0012842, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-176528SSO

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 6372 Paddington Way, Antioch, TN 37013

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 12th day of October, 2017

John J. Delaney, IV

Melissa Delaney

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John J. Delaney, IV and Melissa Delaney, 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 12th of October, 2017.

Notary Public

My Commission Expires: 12/20/2020

(SEAL)

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

File Number: MFR-176528SSO

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

