This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 33134 DEEDWARR
12/05/2017 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20171205-0123701

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 212,000.00

Stephanie Coleman
Affiant Signature

Subscribed and sworn to before me on this the 30th Day of November, 2017

Notary Public

My Commission expires 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Felicia Lively
Ron Lively
104 Ivy Hill Ln
Goodlettsville, TN 37072-4171
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 033030B00200C0

WARRANTY DEED

17NT00656

Effective the 30th Day of November, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUDREY DIANE OSBORNE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

FELICIA LIVELY AND RON LIVELY, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Dry Creek Farms, Section 2, dated July 3, 2003, as revised July 30, 2003, prepared by Crawford Land Surveyors, P.C., of record in Plat Book 20040421-0045040, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Audrey Diane Osborne, by Warranty Deed from Beazer Homes Corp., dated 05/27/2005 and recorded 05/01/2005 as Document No. 20050601-0061948, Register's Office for Davidson County, TN.

This is an improved property commonly known as 104 Ivy Hill Ln, Goodlettsville, TN 37072.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 30th day of November, 2017

Audrey Diane Osborne

Audrey Diane Osborne

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Audrey Diane Osborne, the within named bargainer 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 at office, this the 30th day of November, 2017.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

