WARRANTY DEED

Bill Garrett Davidson County
Batch# 66062 DEEDWARR
03/07/2018 09:30:12 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20180307-0021384

FRANCES WYMONETT R... TENNESSEE NOTARY PUBLIC My Comm Exp. May 22, 2018 COUNTY OF DICKSON

State of Tennessee
County of ~~Williamson~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st 2nd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lesley K. Miller	NEW OWNER	05409004600
(NAME)	(NAME)	
3212 Lakeshore Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Pajaq Investments Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lesley K. Miller, unmarried,** 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 Section 2, Life and Casualty Subdivison, as recorded in Book 843, Page 56, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the southerly boundary of Lakeshore Drive and running South 5 degrees, 47 minutes West 320.0 feet along the property of Vera White Oakley to an iron pin; thence South 77 degrees 17 minutes West 88.2 feet to an iron pin; thence North 0 degrees, 30 minutes East 342.7 feet to an iron pin in the southerly boundary of Lakeshore Drive; thence along said southerly boundary Lakeshore Drive South 89 degrees, 30 minutes East 44.6 feet to an iron pin; thence continuing along the southerly boundary of Lakeshore Drive South 85 degrees, 49 minutes East 71.0 feet to the point of beginning.

Being the same property conveyed to Pajaq Investments Inc. by Warranty Deed Rick Baltz and the Estate of Dorothy Fay Gallaher recorded on May 1, 2017, of record in Instrument No. 20170501-0042395, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3212 Lakeshore Drive, Old Hickory, TN 37138
(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 1st day of March, 2018.

auth. agent

PAJAQ Investments Inc. by:
J. Trent Lehman, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an authorized agent of Pajaq Investments Inc. and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 1st day of March, 2018.

COUNTY OF DAVIDSON EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 5/5/2020

File No.: 12767