WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-30-2019
(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

Bill Garrett Davidson County
Batch# 83599 DEEDWARR
04/23/2018 10:02:24 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20180423-0037839

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-030294

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alex Lloyd and Grace Lloyd	SAME	
(NAME)	(NAME)	
7713 Sunbar Lane		181-01-0B-273.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($329,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLAY MILLER CECIL AND WIFE, BREANNA CECIL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEXANDER T LLOYD AND GRACE K LLOYD, HUSBAND AND WIFE, 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 Davidson County, Tennessee, being Lot No. 111 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision, Cluster Lot Option of record in Plat at Instrument No. 20071214-0143931, 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 the same property conveyed to Arismel Arana and John Coleman by Warranty Deed from On Point Construction Company, Inc., a Tennessee corporation of record in Instrument No. 20130603-0055453 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 03, 2013.

Being the same property conveyed to Clay Miller Cecil, an unmarried man by Warranty Deed from Arismel Arana and husband, John Coleman of record in Instrument No. 20160729-0078284 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on July 29, 2016.

Breanna Cecil, wife of Clay Miller Cecil, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 7713 Sunbar Lane, Nashville, TN 37211
(House No.) (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 hand(s) this the 9th day of April, 2018

Clay Miller Cecil

Breanna Cecil

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of April, 2018, before me personally appeared Clay Miller Cecil and wife Breanna Cecil, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of April, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY