WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.8.2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lion Development Group, LLC	Lion Development Group, LLC	084-14-0-219.00
(NAME)	(NAME)	
625 Bakers Bridge Ave Ste 105-170	625 Bakers Bridge Ave Ste 105-170	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We Jeffery Dwayne Moran , and wife and Damita Joy Moran, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Lion Development Group, LLC, a Tennessee Limited Liabilaty Company hereinafter called the GRANTEE(S), his/her/their 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 part of Lot 69 on the Plan of Donelson Meadows, Section 2, of record in Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of Lot No. 69 fronts 80 feet on the northeasterly margin of Brookview Drive and extends back 214.2 feet on the southeasterly line and 209.4 feet on the northwesterly line to a dead line in the rear on which it measures 80.2 feet thereon.

Being the same property conveyed to Jeffrey Dwayne Moran and wife, Damita Joy Moran by Warranty Deed from Suzanne M. Cormier, dated August 31, 2006 and recorded September 8, 2006 of record in Instrument No. 20060908-0111614, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

Karen Y Johnson Davidson County
Batch# 150796 DEEDWARR
10/11/2018 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20181011-0100941

File No.: 278095
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 20th day of September, 2018.

Jeffery Dwayne Moran

Damita Joy Moran

State of Tennessee
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery Dwayne Moran and Damita Joy Moran the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of September, 2018.

Notary Public: _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201810110100941

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

