Karen Y Johnson Davidson County
Batch# 181247 DEEDWARR
01/07/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20190107-0001674

31577

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1705TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of January, 2019.

Notary Public
Commission Expiration: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Manolo Lem and Lisa A. Lem 113 Guill Ct Nashville, TN 37214	Citizens Bank N.A. One Citizens Plaza Providence RI 02903	85-14-40.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Linda G. Lennon n/k/a Linda Gregory, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manolo Lem and Lisa A. Lem, married,** 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:

Property known as 113 Guill Ct Nashville, TN 37214, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 3A on the Plan of Zone Lot Division Lots 2, 3, & 4 Bainbridge Cluster Homes, as of record in Plat Book 6250, page 181, amending Plat Book 6250, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard C. Lennon and wife, Linda G. Lennon by deed dated October 10, 1986 from David L. Kelley and wife, Linda N. Kelley of record in Book 7009, page 845, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed in Docket No. 93D-2904, Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated March 24, 1994 of record in Book 9296, page 382, Register's Office for Davidson County, Tennessee, Richard C. Lennon conveyed his interest in subject property to Linda G. Lennon.

Tax Map and Parcel ID is as follows 85-14-40.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 113 Guill Ct, Nashville, TN 37214

LTE File No.: 18-1705TN

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 hand this 4th day of January, 2019.

Linda G. Lennon NKA Linda Gregory
Linda G. Lennon n/k/a Linda Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2019, before me personally appeared **Linda G. Lennon n/k/a Linda Gregory**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 4th day of January, 2019.

Notary Public
Commission Expiration:
3-15-20

BETH TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

LTE File No.: 18-1705TN

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

