Karen Johnson Davidson County
Batch# 213148 DEEDWARR
04/03/2019 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,737.15
20190403-0030048

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$469,500.00.**

Affiant

Subscribed and sworn to before me, this the 1 day of APRIL, 2019.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN NIXON	**NEW OWNER**	**172-05-0C-008.00**
1713 Elysian Circle		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH A. LAMPLEY AND HUSBAND, ROBERT P. LAMPLEY, AND THERESA H. BAKER, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN NIXON, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Lochaven, of record in Instrument No. 20150414-0032949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEBORAH A. LAMPLEY, A MARRIED WOMAN AND THERESA H. BAKER, A MARRIED WOMAN, AS TENANTS-IN-COMMON, WITH RIGHT OF SURVIVORSHIP, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20150923-0096536, dated September 18, 2015, said Register's Office.
The property being herein conveyed has never been the primary residence of Theresa H. Baker, nor her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1713 Elysian Circle, Brentwood, TN 37027.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 1st day of APRIL, 2019.

Deborah A. Lampley
DEBORAH A. LAMPLEY

Robert P. Lampley
ROBERT P. LAMPLEY

Theresa H. Baker
THERESA H. BAKER

State of Tennessee)

County of Davidson)

On this 1st day of APRIL, 2019, before me personally appeared, DEBORAH A. LAMPLEY AND HUSBAND, ROBERT P. LAMPLEY, AND THERESA H. BAKER, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROBST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

