Karen Johnson Davidson County
Batch# 239681 DEEDWARR
06/06/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190606-0054195

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1339TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Rebecca L Randol
Affiant

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of May, 2019.

Notary Public

Commission Expiration: 4/17/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Darren Purcell and Lauren Purcell 2709 Fleet Dr Hermitage, TN 37076	**SAME AS NEW OWNER.**	086 14 0B 080.00

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, WE, **Shannon M. Randol and Rebecca L. Randol, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darren Purcell and Lauren Purcell, 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:

Property known as 2709 Fleet Dr Hermitage, TN 37076, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot Number 30, on the Plan of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 738 and 739, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Shannon M. Randol, married, and Rebecca L. Randol, married, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated 12/10/2009 filed and recorded 12/14/2009 of record as Instrument No. 20091214-0113569, said Register's Office.

Tax Map and Parcel ID is as follows 086 14 0B 080.00

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: 2709 Fleet Dr, Hermitage, TN 37076

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 unemcumbered, 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 30th day of May, 2019.

Shannon M. Randol

Rebecca L. Randol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2019, before me personally appeared **Shannon M. Randol and Rebecca L. Randol**, 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 30th day of May, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commission Expiration: 4/17/23

LTE File No.: 19-1339TN

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Beth Turner,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beth Turner

My Commission Expires: 2/25/2020

SEAL

