Karen Johnson Davidson County
Batch# 240255 DEEDWARR
06/07/2019 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $632.70
20190607-0054650

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

Subscribed and sworn to before me, this 5 day of June, 2019.

Notary Public
My commission expires: 3/21/2020

06-1905-77203

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ian Lock	Wells Fargo Home Mortgage	086-10-0-097.00
3344 Lakeside Pl	PO Box 51162	
Hermitage TN 37076	Los Angeles, CA 90051	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marisa Leek, fka Marisa Fraley and Andrew Leek, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ian Lock and Judy Lock, husband and wife**, hereinafter called the Grantees, their successors 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. 12-B, on the Plan of Lakeside Woods Estates, Section Two, Zone Lot Division, Lots 12, 57, 63 and 82, of record in Book 6200, Page 461, as amended in Book 6900, Page 244, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marisa Fraley, a single person and Andrew Leek, a single person by deed from Ave Hart, a married woman AKA Ave Hart Moran, a married woman, dated December 2, 2016, recorded December 6, 2016, of record in Instrument No. 20161206-0127986, Register's Office for Davidson County, Tennessee. Edward Scott Moran, spouse of Ave Hart a/k/a Ave Hart Moran, joined in this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3344 Lakeside Pl, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5 day of June, 2019.

Marisa Leek
Marisa Leek, fka Marisa Fraley

Andrew Leek

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marisa Leek and Andrew Leek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 5 day of June, 2019.

Cheri D. Bayer
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

