WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER 2019.

Notary Public
COMMISSION EXPIRES: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 299974 DEEDWARR
10/11/2019 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $318.20
20191011-0104569

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan T. Lemmons Teresa M. Lemmons	**SAME**	110 00 0 113.00
(NAME)	(NAME)	
2988 Cooks Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kenneth E. Magness and wife, Angela M. Magness, as will create a tenancy by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan T. Lemmons and Teresa M. Lemmons, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Tract 1- Beginning at a point in the east margin of Earhart Road, at the southwest corner of a tract conveyed to Alvin Love and wife, by deed from Joseph Elliott Martin and wife, in Book 3619, page 139; thence with the margin of said Earhart Road, southerly 99 feet to a corner fence post, being 1.8 feet north of an iron pin at the corner of the George Mabry tract; thence along said fence line easterly 178 feet more or less to a point; thence north 4° 99' west 77.7 feet more or less to an iron pin; thence south 86° 00' west 180 feet to the point of beginning.

Tract 2- Beginning at the northeasterly corner of property conveyed to Robert Sanders et ux, as of record in Book 4206, page 867, said Register's Office; thence north 87° 52' east a distance of 122.41 feet to an iron pin in the westerly line of property owned by R.M. Tallman, Jr.; thence 52° 40' east with Tallman's west line a distance of 63.92 feet to an iron pin in the northerly line of property owned by George Mabry as of record in Book 3834, page 83, said Register's Office; thence south 81° 28' west a distance of 123.78 feet with Mabry's north line to the southeast corner of Sander's line as of record in Book 42.06, page 867, said Register's Office; thence beginning and containing 0.20 acres, more or less.

Being the same property conveyed to Kenneth E. Magness and wife, Angela M. Magness, as will create a tenancy by the entirety, by Deed Dated January 28, 2005 from Kenneth E. Magness, recorded February 1, 2005, in Instrument Number 200502010011433, in the Official records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3619 Earhart Road (House Number) (Street) | (P.O. Address) | Mt. Juliet, TN (City or Town) | 37122 (Postal Zip)

File No.: 1628-19
Warranty Deed Individual LES rev. 09-2018

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; 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, successors 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 our hands this 11th day of October 2019.

Kenneth E. Magness

Angela M. Magness

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kenneth E. Magness and Angela M. Magness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 11th day of October 2019.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020

201910110104569