WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

s/ Leah Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2020.

Jennifer D. Stacey
Notary Public

MY COMMISSION EXPIRES: 10/31/21
(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 338674 DEEDWARR
01/06/2020 08:30:16 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200106-0001223

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leah Wilson and Zach Wilson, wife and husband 606 Tobylynn Circle Nashville, TN 37211	Legacy Home Loans LLC 4004 Hillsboro Pike #216B Nashville, TN 37215	161-07-0-076.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael LoFrumento and Michelle Chrest, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Leah Wilson and Zach Wilson, wife and husband,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Section Four, Huntington Park of record in Plat Book 4460, Page 74, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael LoFrumento and Michelle Chrest, husband and wife by Warranty Deed from Eric Culler and wife, Sherry Culler, dated 05/31/2019 and recorded 06/03/2019, of record in Instrument 201906030052193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 606 Tobylynn Circle, Nashville, TN 37211

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/our hand(s) this the 3rd day of January, 2020.

Michael LoFrumento

Michelle Chrest

Michelle Chrest

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael LoFrumento and Michelle Chrest with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of January, 2020.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

