WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2013

Notary Public:

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roger Latterell	National Bank of Kansas City	Parcel ID:
5864 Seven Points Trace	10700 Nail, Ste. 300	098130C02000CO
Hermitage, TN 37076	Overland Park, KS 66211	

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

Fred J. Salts, Jr. and wife, Patricia K. Salts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Roger Latterell and wife, Ronda Latterell

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:

BEING Lot No. 20, on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Page 18-20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fred J. Salts, Jr. and wife, Patricia K. Salts by deed from Frank Batson Homes, Inc. of record in Instrument 200005230051703, Register's Office for said County, dated May 19, 2000.

This conveyance is subject to Restrictive Covenants of record in Book 11670, Page 822, and Book 11670, Page 837, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 18-20, said Register's Office; (3) Stormwater Easement of record in Book 11681, Page 411, and Book 11738, Page 776, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5864 Seven Points Trace, 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 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 our hands this 24th day of September, 2013.

Fred J. Salts, Jr.

Patricia K. Salts

BILL GARRETT, Davidson County
Trans:T20130085215 DEEDWARR
Recvd: 10/02/13 14:03 2 pgs
Fees:13.00 Taxes:983.83

20131002-0103517

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred J. Salts, Jr. and Patricia K. Salts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2013.

My Commission Expires: 9-9-14

Notary Public

