WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013060 DEEDWARR
Recvd: 02/25/14 11:11 2 pgs
Fees:13.00 Taxes:462.50
20140225-0016045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Amanda Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Gatlin	Synovus Mortgage Corp.	116110A048.00
(NAME)	(NAME)	
390 Huntington Ridge Drive	2204 Lakeshore Drive, Ste. 525	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35209	
(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, **Anita J. James, married and Nichoal James, single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Gatlin, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Unit No. 48 on the plan of Huntington Ridge Townhomes, a Planned Unit Development, as of record in Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anita J. James, married by deed dated July 29, 2013 from Rachel E. Roberts, n/k/a Rachel E. Chandler married of record in Instrument No. 20130809-0083817, Register's Office for Davidson County, Tennessee. Thereafter said property was conveyed to Anita J. James, married and Nichoal James, single by deed dated August 3, 2013 of record in Instrument No. 20130815-0085843 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **390 Huntington Ridge Drive, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANITA J. JAMES OR HER HUSBAND, BUFORD RAY COOPER AS DEFINED BY STATUTE.

SUBJECT TO Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNTINGTON RIDGE TOWNHOUSES, as recorded in Plat Book 4675, Page(s) 9 and Site Plan recorded in Plat Book 4460, Page 67; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4729, Page 687, Book 4889, Page 905 and Book 5394, Page 243 and Instrument No. 20110331-0024865; By-Laws recorded in Book 7423, Page 762 and Instrument Nos. 20080324-0029069 and 20130724-0076332. Charter of Homeowners Association recorded in Book 4729, Page 682 and Book 4890, Page 84. Easement Agreement recorded in Book 6396, Page 896. Storm Water Detention Agreement recorded in Book 9732, Page 551 and Book 9775, Page 308, said Register's Office.

Witness our hands this **21st day of February 2014.**

Anita J. James

Buford Ray Cooper
By: Anita J. James as Attorney-in-Fact

Nichoal James

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Anita J. James** be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Anita J. James** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Buford Ray Cooper as** Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Nichoal James** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN