Davidson County DEEDWARR
Recvd: 11/04/14 08:40 2 pgs
Fees:13.00 Taxes:510.23
20141104-0101552

121937

WARRANTY DEED

File #14104119

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/2/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie McKinnie	Highland Residential Mtg., Ltd.	135-12-0E-300.00
(NAME)	(NAME)	
2616 Nashboro Boulevard	12001 N. Central Expressway, Ste. 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75243	
(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, I/WE, **Tia S. Mitchner, now known as Tia Lucas, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eddie McKinnie, a single 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:

Being Unit No. 300, on the plan of Nashboro Village Tract 21 at Fairway Pointe, Phase 2, as the same appears of record in Instrument No. 20050222-0018814, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Tia S. Mitchner, a single woman, by Warranty Deed from Craig E. Carney, a married man and Erin M. Carney, his wife, dated 08/03/2012, of record in Instrument No. 20120814-0072636, said Register's Office. **The said Tia S. Mitchner having since married and is now known as Tia Lucas.**

****Samuel Lucas, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property****

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20050222-0018814, said Register's Office.; Any and all matters as set forth in the plat of record in Plat Book 4660, Page 159, said Register's Office.; Grant of Overhead line easement to Metro Government of Nashville & Davidson Co. in Book 11594, Page 299 and Book 4821, Page 109, said Register's Office.; Sanitary Sewer and/or Storm Drainage Easement in Book 7225, Page 239, said Register's Office.; Charter of Fairway Pointe Homeowner's Association as of record in Book 11703, Page 518, said Register's Office.; Declaration of Covenants as of record in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, (Fairway Pointe HOA) Book 11703, Page 520, Instrument No. 20000316-0027171, Instrument No. 20010322-0027768, 20050222-0018813, 20050222-0018814, 2003118-0168332, said Register's Office.; By-Laws of Fairway Pointe Homeowner's Association as of record in Book 11703, Page 520, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2616 Nashboro Boulevard, ~~Antioch~~, Nashville, TN, 37217**

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

(2)

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 31st day of October, 2014.

T S Mitchner now known as T Lucas

Tia S. Mitchner, now known as Tia Lucas

Samuel Lucas by T Lucas, As his Attorney

Samuel Lucas, by Tia Lucas, As his Attorney

In Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Tia Lucas ~~and Samuel Lucas~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of October, 2014.

Commission expires:

8/18/18

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 31st day of October, 2014, before me personally appeared Tia Lucas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Samuel Lucas and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Record Book_____, Page_____, Register's Office for Rutherford County, Tennessee.

20141104-0101551

Witness my hand and official seal, this the 31st day of October, 2014.

Notary Public

My Commission Expires:

8/18/18

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017