HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Warranty Deed

Davidson County	DEEDWARR
Recvd: 12/31/14 14:03	3 pgs
Fees:18.00 Taxes:643.80	
20141231-0119382	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dakota K. Rhodes 6608 Ascot Drive Antioch, TN 37013	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	151.09-0A-093.00CO

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,

Tiffany Travierso, unmarried and Kathleen Travierso, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dakota K. Rhodes, unmarried woman

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 Lot No. 93, on the Final Plat of Long Hunter Chase, a residential Planned Unit Development, Phase I, Section II, of record in Plat Book 9700, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffany Travierso, unmarried and Kathleen Travierso, married as tenants in common with full rights of survivorship by Deed from William Dale Jackson dated July 16, 2012 of record in Instrument Number 201208070070303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.
5) Property is subject to By-Laws of record in Book 9430, Page 279, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **6608 Ascot Drive, Antioch, TN 37013**
(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.

Witness our hand(s) this 23rd day of December, 2014.

Tiffany Travierso

Kathleen Travierso

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tiffany Travierso and Kathleen Travierso, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).