THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1254

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LaKeela Marie Davis Antwaune Davis 2660 Bowwater Ln. Antioch, TN 37013	SWBC Mortgage Corp. 9311 San Pedro # 100 San Antonio, TX 78216	173-09-0-B-163.00CO

Davidson County DEEDWARR
Recvd: 05/19/15 08:19 2 pgs
Fees:13.00 Taxes:1036.00
20150519-0045744

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2015.

Notary Public
My Commission Expires: 9-10-18
(Affix Seal)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Julie Dieck, an unmarried woman and Shelia K. Dearing, an unmarried woman, as tenants in common with a right of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LaKeela Marie Davis and Antwaune Davis, wife and husband,** 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. 246, Barnes Cove, Phase 3, Section 2, as of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Julie Dieck, an unmarried woman by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated October 10, 2007, recorded October 15, 2007, of record in Instrument No. 20071015-0122131, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Julie Dieck, an unmarried woman and Shelia K. Dearing, an unmarried woman, as tenants in common with a right of survivorship by Quitclaim Deed, dated December 17, 2013, recorded January 9, 2014, of record in Instrument No. 20140109-0002331, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2660 Bowwater Lane, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **April, 2015.**

GRANTOR(S)

Julie Dieck

Julie Dieck

Shelia K. Dearing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Julie Dieck and Shelia K. Dearing** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **April, 2015.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY