WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088683 DEEDWARR
Recvd: 10/19/15 10:37 2 pgs
Fees:13.00 Taxes:554.63

20151019-0105945

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 7.2.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katrina K. Adams	Everett Financial, Inc dba Supreme Lending	151-10-0A/170.00
(NAME)	(NAME)	
1760 Londonview Place	14801 Quorum Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Marilyn J. York and Jeffrey York, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katrina K. Adams, a single 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, TN, Being Lot No. 139 on the Plan of Phase 2, Villages of Long Hunter P.U.D. of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Marilyn J. York, joined herein pro forma by her husband Jeffrey York by deed from Lawrence W. Heald, married dated September 23, 2005 and filed for record September 30, 2005 as Instrument No. 20050930-0117597 in the Register's Office for Davidson County, Tennessee.

Subject to Easements of record in book 8197, page 288, Book 9661, page 919, Book 2338, page 466, Instrument No. 20000906-0088272, Instrument No. 20000906-0088271 and Instrument Nos. 20001030-0107415, 20020718-0086411, 20001030-00107415, Book 4535, page 351, Book 4446, page 423, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument No. 200105310056382, 20031111-0164945, and 20041022-0127537.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1760 Londonview Place, 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 my/our hands this 15th day of October, 2015.

Marilyn J. York

Jeffrey York

State of Tennessee
County of Davidson

Personally appeared before me Marilyn J. York and Jeffrey York, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY CO., TN

File No.: 201510017