BILL GARRETT, Davidson County
Trans:T20150101043 DEEDWARR
Recvd: 11/30/15 12:24 2 pgs
Fees:13.00 Taxes:777.00
20151130-0120434

WARRANTY DEED

RT15-0108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Davis	new owner	
108 Brian Circle	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4340		173-04-0A-012.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRYANT G. TOW AND WIFE, STEFFANIE B. TOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH DAVIS, JR. AND JENNA DAVIS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page 432 through 435, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryant G. Tow and wife, Steffanie Tow by Quitclaim deed from Bryant G. Tow of record in Instrument No. 20110523-0039120 Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on May 23, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6900, Page(s) 432 through 435, Book 6900, Page 431, Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 10181, Page 986, Book 10548, Pages 501, Book 10548, Page 503, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Book 7367, Page 615 and Book 8765, Page 90, Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, Book 7473, Page 697, Instrument No. 20000502-0044049, Instrument No. 20000425-0041127, Instrument No. 20020619-0074183 and Instrument No. 20040217-0017737, Book 1318, Page 518, Book 7189, Page 379, Book 9487, Page 978 and Instrument No. 20010503-0045314, Book 7748, Pages 408, 412, 448, 453 and Book 7893, Page 334, Instrument No. 20001002-0097139; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 108 Brian Circle , Antioch, Tennessee 37013-4340
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 24th day of November, 2015.

Bryant G. Tow

Steffanie B. Tow

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of November, 2015, before me personally appeared Bryant G. Tow and wife, Steffanie B. Tow to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of November, 2015.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959