Davidson County DEEDWARR
Recvd: 06/01/16 14:12 3 pgs
Fees:18.00 Taxes:789.95
20160601-0055124

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joel Larson
637 Highland View Court
Hermitage, TN 37076-2311

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-11-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nickola Davis, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Joel Larson, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 429 on the Plan of Section 2, Highland of Tulip Grove of record in Plat Book 4675, Page 93, 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 Nickola Davis, unmarried by Warranty deed from Mary T. Crews and husband, Jean Barte of record in Instrument No. 20060929-0120903 Register's Office for Davidson County, Tennessee, dated September 27, 2006 and recorded on September 29, 2006.

This is improved property known as: **637 Highland View Court, Hermitage, Tennessee 37076-2311**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4675, page 93, and restrictions in Book 4880, page 375, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of May, 2016.

Nickola Davis

Nickola Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nickola Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of May, 2016.

REGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

NOTARY PUBLIC

My Commission Expires: 12-5-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$215,000.00~~. $213,500.00 AU

AFFIANT

Subscribed and sworn to before me this the 31st day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 10-23-19

ALICIA WILSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

