WARRANTY DEED

File #16151



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory L. Douglas	New Owner	182-12-0A-010.00 CO
(NAME)	(NAME)	
501 Appleseed Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/05/16 12:23 4 pgs
Fees:23.00 Taxes:925.00
20160705-0068433

FOR AND 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, I, **Scott P. Denney and Anna L. Ransom Denney,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cory L. Douglas and Tiffany Douglas, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated in the 12th Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot 292, as shown on the map entitled Apple Valley Subdivision, Section One, of record as Instrument No. 20020809-0096488, as corrected by a Surveyor's Certificate of Correction of record as Instrument No. 20021203-0148635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

RESTRICTIONS: The above described property is subject to those restrictions and all other matters appearing of record in Instrument No. 20020724-0088782, Instrument No. 20020724-0088783 and Instrument No. 20020724-0088784, Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of Apple Valley Subdivision, Section One, of record as Instrument No. 20020809-0096488, as corrected by a Surveyor's Certificate of Correction of record as Instrument No. 20021203-0148635, and to terms and conditions of that Stormwater Detention Agreement recorded in Instrument No. 20020528-0064320, all in said Register's office.

Being the same property conveyed to Scott P. Denney and wife, Anna L. Ransom-Denney by Warranty Deed from Freddie A. Harris, unmarried, recorded on the 5th day of December, 2005 in Instrument No. 20051205-0145741, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 501 Appleseed Court, 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 hand this ~~30th~~ 29th day of June, 2016.

Scott P. Denney

Anna L. Ransom Denney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Scott P. Denney and, Anna L. Ransom Denney**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2016.

My Commission Expires:

Notary Public

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 29, 2016 before me, Maria Brenton, Notary Public, personally appeared Scott P. Denney and Anna L. Ransom Denney who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maria Brenton

Signature of Notary Public

MARIA BRENTON
Commission # 2041147
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2017

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(additional information)

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha 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: October 19, 2016.

Notary's Seal (If on paper)

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY