Davidson County DEEDWARR
Recvd: 07/26/16 16:23 3 pgs
Fees:18.00 Taxes:629.00
20160726-0076974

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Typhani B Walters
Affiant

Subscribed and sworn to before me, this 22 day of July, 2016.

Notary Public
My commission expires: 10/18/16

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

07-1606-86431

Address of New Owner:	Send Tax Bills to:	Tax Information:
Typhani B. Walters	First Bank	188-10-0-A-086.00-CO
202 Bird Nest Alley	318 Seaboard Lane, Ste 205	
Nolensville TN 37135	Franlin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Leah Henderson now known as Elizabeth Leah Veteto, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Typhani B. Walters, a single woman**, hereinafter called the Grantees, their successors 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. 86, on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123 of record in Instrument No. 20070807-0093935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Leah Henderson by deed from W.H. Smithson, LLC, a Tennessee limited liability company, dated December 19, 2008, recorded February 23, 2009, of record in Instrument No. 20090223-0015683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 202 Bird Nest Alley, Nolensville, TN 37135.

****Subject property is neither the principal residence of Grantor nor her spouse or any dependents.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of July, 2016.

Elizabeth Leah Veteto

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elizabeth Leah Henderson now known as Elizabeth Leah Veteto**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22nd day of July, 2016.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16



True Copy Certification

I, Deborah K. Devine, 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 Williamson

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Deborah K. Devine 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: 05-19-20

