WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160065280 DEEDWARR
Recvd: 07/29/16 09:59 2 pgs
Fees: 13.00 Taxes: 487.85
20160729-0078251

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaQuita M. Transou	Churchill Mortgage	163-16-0A-125.00-Co
(NAME)	(NAME)	
1913 Isabelle Lane	7610 Old Nicky Blvd, #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian Whorley and Nikia Whorley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **LaQuita M. Transou, unmarried woman**, hereinafter called the GRANTEE(S), 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 Unit No. 245 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime filed as Exhibit "A-1" to and established by the Declaration of record in Instrument No. 200311190168785 and First Supplemental Declaration of record in Instrument No. 200506090066104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brian Whorley, a single man by Deed from Centex Homes, a Nevada General Partnership, dated 10/20/2006, recorded 10/24/2006, of record in Instrument No. 20061024-0131744, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 200807290077388, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20031119-0168785, First Supplemental Declaration of record in Instrument No. 20050609-0066104, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of record in Instrument No. 20030523-0070692, in the Register's Office for Davidson County, Tennessee.
Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

Development and Easement Agreement and Agreement to Share Costs of record in Instrument No. 20031124-0170577, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20030910-0132288, in the Register's Office for Davidson County, Tennessee.
QuitClaim Deed of record in Instrument No. 20031120-0169428, Instrument No. 20050803-0091277, and Instrument No. 20080226-0018727, in the Register's Office for Davidson County, Tennessee.
QuitClaim Deed of record in Instrument No. 20080408-0035598, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1913 Isabelle Lane, 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 GRANTEE(S), 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), 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 our hands this 27th day of July 2016.

Brian Whorley by Tonja Barron attorney in fact
Brian Whorley

Nikia Whorley by Tonja Barron attorney in fact
Nikia Whorley

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said County and State, the within named Tonja Barron, with whom I am personally acquainted and who proved herself to be the attorney in fact of Brian Whorley and Nikia Whorley, and who being authorized to do so acknowledged she to executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2016.

Michelle Pepper
Notary Public

My commission expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027