BILL GARRETT, Davidson County
Trans:T20160068581 DEEDWARR
Recvd: 08/08/16 15:41 2 pgs
Fees:13.00 Taxes:762.20
20160808-0082453

**Prepared by:**
**Continental Title Insurance Company**
**Steven T. Richardson**
**6320 Highway 41-A, Ste. 200,**
**Pleasant View, TN 37146**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**
**The actual consideration or value, whichever is greater, for this transfer is $ 206,000.00**

**Affiant**

**Subscribed and sworn to before me, this 5th day of August, 2016.**

**Notary Public –**
**My commission expires:** 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kenyahtta Hayes<br>4089 Pineorchard Pl<br>Antioch, TN 37013 | New Owner | 164-10-0A-098.00CO |

## 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, **Natalie K. Lokey, an unmarried person**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kenyahtta Hayes, an unmarried woman**, hereinafter called the Grantees, their heirs 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 all of Lot No. 257, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Natalie K. Lokey and Karen D. Dyer by Warranty Deed from Southern Home Builders, LLC, a Tennessee Limited Liability Company by deed dated March 28, 2003, recorded April 3, 2003 and filed for record in instrument No. 20030403-0043947; further being the same property conveyed to Natalie K. Lokey, an unmarried woman by Quitclaim Deed from Karen D. Dyer by deed dated August 2, 2003, recorded August 2, 2004 and filed for record in instrument No. 20040802-0092164, all in the 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 4089 Pineorchard Pl, Antioch, TN 37013.

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her 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 5th day of August, 2016.

Natalie K. Lokey

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Natalie K. Lokey, an unmarried person, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this August 5, 2016.

Steven Richardson
State of Tennessee at Large




My Commission expires 12/14/16

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206