BILL GARRETT, Davidson County
Trans:T20160079698 DEEDWARR
Recvd: 09/12/16 13:20 2 pgs
Fees:13.00 Taxes:582.75
20160912-0095629

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
16-1503

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of September, 2016

Notary Public
Commission Expires: 1-8-19

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor L. Breland and Tammy K. Simmons 1810 Isabelle Lane Antioch, TN 37013	Same as Owner	163-16-0C-132.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Denelle White, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor L. Breland, a single woman and Tammy K. Simmons, a married 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 Unit No. 132 on the Plan of Matlock, Phase 1, a Residential Planned Unit Development, of record in Instrument Number 20070430-0051281, and as established by the Master Deed of Matlock Townhomes recorded in Instrument Number 20070502-0052533 and amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Denelle White, an unmarried woman, by Warranty Deed from LaTonya N. Black, dated 7/14/10 and recorded 7/19/10 in Instrument No. 20100719-0056330, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument by Denelle White is effected by the signature of his/her Attorney-in-Fact, Melissa Raymond, pursuant to the Specific Power of Attorney of record being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1810 Isabelle Lane, 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of September, 2016.

Denelle White by Melissa Raymond

Denelle White By Melissa Raymond, as Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Melissa Raymond,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Denelle White** and acknowledged that she executed the same as the free act and deed of the said **Denelle White,** pursuant to the Specific Power of Attorney recorded in Instrument No 20160912-0095628, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of September, 2016.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH ★ NOTARY PUBLIC ★ COUNTY OF DAVIDSON
STATE OF TENNESSEE
Notary Seal