RETURN TO
Stewart Title Co.
1650 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # D1284-33820

NEW OWNER:
ROGER L. QUATTLEBAUM
3804 HOGGETT FORD ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
First Community Mortgage
262 Robert Rose Dr, Ste 101
Murfreesboro, TN 37129

Map & Parcel
097020A20400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1427

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/06/16 15:31 4 pgs
Fees:23.00 Taxes:709.11
20161006-0106039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-One Thousand Six Hundred Fifty and 00/100 Dollars ($191,650.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CORNELIUS LLOYD, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ROGER L. QUATTLEBAUM and MARY LYNN QUATTLEBAUM, husband and wife, and LIBBY QUATTLEBAUM, a single person,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 204 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One, as shown on the plat of the same of record in Instrument No. 20130405-0033853, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CORNELIUS LLOYD, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated September 13, 2013, and of record in Instrument No. 20130918-0098505, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3804 HOGGETT FORD ROAD, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20130405-0033853, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 4th day of October, 2016.

CORNELIUS LLOYD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CORNELIUS LLOYD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of October, 2016.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$191,650.00**.

Jeanne Baker
AFFIANT

Sworn to and subscribed to before me this 4th day of October, 2016.

Teresa Taylor
NOTARY PUBLIC

My commission expires: 6-15-19

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Teresa Taylor** , 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.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** 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: 9-18-17

Notary' Seal (if on paper)

