BOP 36

BILL GARRETT, Davidson County
Trans:T20160097042 DEEDWARR
Recvd: 11/02/16 13:53 2 pgs
Fees:13.00 Taxes:690.05
20161102-0115977

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tedroy Weatherill
7823 Rainey Drive
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 182-06-0A-014.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Frederick Corbin, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Tedroy Weatherill, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frederick Corbin, unmarried by Warranty deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20020918-0113668 Register's Office for Davidson County, Tennessee, dated September 12, 2002 and recorded on September 18, 2002.

This is improved property known as: **7823 Rainey Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20011023-0115382, and restrictions in Instrument No. 20020116-0006750, amended in Instrument No. 20101116-

0091730, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31 day of October, 2016.

Frederick Corbin by Stephany Marie Havens, AIF

Frederick Corbin by Stephany Marie Havens, his Attorney-In-Fact

STATE OF ~~TENNESSEE~~ FLORIDA VJC
COUNTY OF ~~Davidson~~ ESCAMBIA VJC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephany Marie Havens as attorney-in-fact for Frederick Corbin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Frederick Corbin the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Frederick Corbin and recorded in Instrument No. 20160630-0066888.

WITNESS my hand and official seals at office this 31 day of October, 2016.

Vicky Jo Chandler
NOTARY PUBLIC

My Commission Expires: 5/9/2020

VICKY JO CHANDLER
MY COMMISSION # FF959391
EXPIRES May 09, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $186,500.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 2016.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE