WARRANTY DEED

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Hayse Grace	First Choice Lending	108-08-0-237.00
(NAME)	(NAME)	
1746 Wyncrest Drive	9821 Cogdill Road, Ste 2	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37214-4048	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/15/16 10:58 3 pgs
Fees:18.00 Taxes:684.50
20161115-0120251

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, **John Lattimore, married Anne Chandler Lattimore, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Phillip Hayse Grace and Keisha Grace, husband and wife and Austin Lott, unmarried**, 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 all of Lot No. 94 on the Plan of Section Two, Reelfoot, of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Lattimore, an unmarried man by Warranty Deed from Theresa S. Wallace and husband, David J. Wallace, dated 05/11/2007, recorded 05/21/2007 of record in Instrument No. 20070521-0060192, in the Register's Office for Davidson County, Tennessee. Anne Chandler Lattimore joins in to convey any marital interest she may have in said property.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 727, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6411, Page 920, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement contained in Warranty Deed of record in Book 6107, Page 80 and Book 6107, Page 84, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7322, Page 359 and Book 7322, Page 386, 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 908 Sandburg Court, Nashville, TN 37214
(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 25th day of October, 2016.

John Lattimore

Anne Chandler Lattimore

State of Tennessee
County of Wilson

Personally appeared before me John Lattimore and Anne Chandler Lattimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2016.

Notary Public South Carolina
My Commission Expires: 2/2/2019

ANITA DOHERTY NOTARY PUBLIC MY COMMISSION EXPIRES 2/2/2019 SOUTH CAROLINA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

