Davidson County DEEDWARR
Recvd: 12/08/16 11:42 3 pgs
Fees:18.00 Taxes:688.20
20161208-0128971

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cheryll Teresa Lewis	BancorpSouth Bank	135 14 0A 221.00
(NAME)	(NAME)	
1084 Blue Mountain Ln.	PO Box 3356	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Six Thousand And No/100 Dollars ($186,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer Scott, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cheryll Teresa Lewis, single 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:

Being Lot No. 221 on the Plan of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842 amended in Book 11114, Page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jennifer Scott, unmarried by Warranty Deed from Daniel A. Deeb and Angela C. Deeb as Trustees of the Daniel and Angela Deeb Trust dated 8-27-2002, dated May 30, 2014 and recorded June 05, 2014 as Instrument No. 20140605-0049066, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1084 Blue Mountain Ln., Antioch, TN 37013

File Number: MFR-166830SSO

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 do covenant with the said Grantees that we are lawfully seized 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; 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 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 2nd day of December, 2016

Jennifer Scott

Jennifer Scott

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Jennifer Scott**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2016.

Notary Public

My Commission Expires: 10.20.19

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-166830SSO

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).