Rtn to:

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

WARRANTY DEED

File #16489

BILL GARRETT, Davidson County
Trans:T20170005779 DEEDWARR
Recvd: 01/20/17 11:43 2 pgs
Fees:13.00 Taxes:869.50
20170120-0006504

SLTE#1424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Walter T Duggan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2017.

Judy Painter-Rose
Notary Public

MY COMMISSION EXPIRES: 11-21-2018
(AFFIX SEAL)

JUDY PAINTER-ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

Expires: 11-21-2018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D. Litts	American Mortgage Service Co.	-181-03-0A-124.00-CO
(NAME)	(NAME)	
7412 Stecoah Street	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4561	Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mary Genevieve Cloud, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy D. Litts and Courtney E. Litts, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 124 on the Plan of Indian Creek Estates, Section 5, a Planned Unit Development, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Mary Genevieve Cloud, an unmarried person by Warranty deed from Lifestyle Home Builders Inc., a Tennessee Corporation of record in Instrument No. 20040204-0013652 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 04, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 7412 Stecoah Street, Antioch, TN 37013-4561
(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 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, 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 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 my hand this 17 day of January, 2017.

Mary Genevieve Cloud

Mary Genevieve Cloud

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

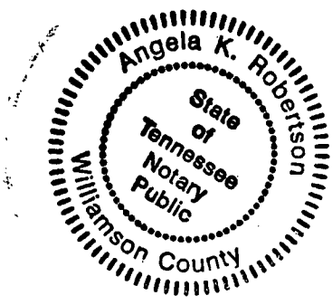
Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mary Genevieve Cloud, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of January, 2017.

My commission expires: 5-3-2020

Angela K. Robertson

Notary Public



RETURN RECORDED DOCUMENTS TO:

~~American Title and Escrow Service, LLC~~
7101 Sharondale Ct. Ste. 200
~~Brentwood, TN 37027~~