WARRANTY DEED

BILL GARRETT, Davidson County.
Trans:T20170009472 DEEDWARR
Recvd: 02/01/17 12:33 2 pgs
Fees:13.00 Taxes:1480.00
20170201-0010731

G-VRES-17-517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Britt K. Latham and Aimee Latham	**Same as New Owner**	
(NAME)	(NAME)	**105-11-0F-001.00-CO**
2008 Waterstone Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JACKIE MCLEAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITT K. LATHAM AND AIMEE LATHAM (A/K/A AMY LATHAM), HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 517 Southgate Avenue Townhomes, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140327-0025180, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jackie McLean, unmarried by Warranty deed from Dale Avenue, LLC of record in Instrument No. 20150303-0018200 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

Jackie McLean having since married. Timothy Jordan Woodruff joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140327-0025180, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20140318-0022144, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 A Southgate Avenue, Nashville, Tennessee 37203**.

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), their heirs and 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), 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/our hand(s) this the 27th DAY OF JANUARY, 2017.

Jackie McLean

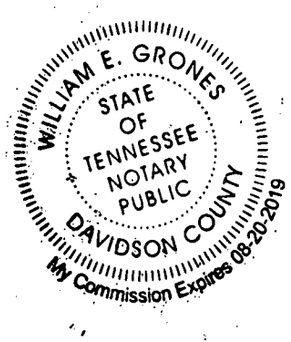
Timothy Jordan Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

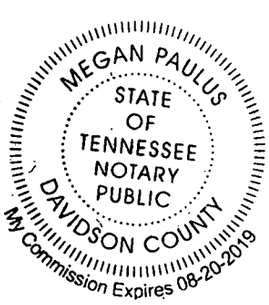


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE MCLEAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TIMOTHY JORDAN WOODRUFF, and who acknowledged she executed the same as the free act and deed of the said TIMOTHY JORDAN WOODRUFF.

Witness my hand and official seal, this the 27th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212