WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/17 15:27 3 pgs
Fees:18.00 Taxes:1035.63
20170223-0018347

2017

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **279,900.00**

Rachel Van Nath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22nd** DAY OF **February2017**

Notary Public

MY COMMISSION EXPIRES: 2/15/20
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Turner	Peoples Home Equity	033-02-0-020.00
1013 Fontaine Drive	170 N Seven Oaks	
Goodlettsville, TN 37072	Knoxville, TN 37922	
(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,WE, ***Rachel Van Nathan and husband, Christos Van Nathan***

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Michael Turner, an unmarried man***
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:

For reference only this is Property being known as 1013 Fontaine Drive Goodlettsville TN 37072 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on teh Plan of Section Two, Plantation Estates, of record inn Book 3842, page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Van Nathan and husband Christos Van Nathan by Warranty Deed from Donald J Resha and wife Alice Resha dated 7/22/13 and filed for record on 8/5/13 of record in Book 201308050081535, said Register's Office for said County.

This conveyance is subject to: Current year's taxes, which have been prorated and assumed the Grantee; All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is improved property, known as **1013 Fontaine Drive, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 22nd day of February, 2017.

Rachel Van Nathan

Rachel Van Nathan

Christos Van Nathan by Rachel Van Nath

Christos Van Nathan
By: Rachel Van Nathan, Attorney In Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and official seal this 22nd day of February, 2017.

Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

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STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 22nd day of February 2017, before me personally appeared Rachel E Van Nathan, to me known to be the person who executed the foregoing instrument in behalf of Christos Van Nathan as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Christos Van Nathan.

Witness my hand and official seal on this 22nd day of February 2017.

My commission expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

True Copy Certification

I, **Jessica Graham**, 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 SUMNER

Personally appeared before me, **Gregory D. Vadner**, a notary public for this county and state, **Jessica Graham** 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: 4-24-19
Notary' Seal (if on paper)

