29447-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170018922 DEEDWARR
Recvd: 03/06/17 09:18 2 pgs
Fees: 13.00 Taxes: 555.00
20170306-0021639

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Brandon Markley	Success Mtg Partners, Inc., D/B/A SMP Mortgage, Inc.	074-04-0-107
(NAME)	(NAME)	
4908B Indiana Avenue	1200 S. Sheldon, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Plymouth, MI 48170	
(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 considerations, the receipt of which is hereby acknowledged, I, **Michael W. Davenport, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon Markley, a married man**, 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 Lot No. 131 on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a Tract Marked "Hermitage Swimming Club Inc", as shown on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 5210, Page 119, 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 Michael W. Davenport, a single man by Warranty Deed from Karen S. Smith, unmarried dated July 13, 2009 and recorded July 20, 2009 of record in Instrument No. 20090720-0067719, Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5210, Page 119; Covenants, conditions, easements and restrictions recorded, as Book 4820, Page 611, Amendment recorded as Book 4960, Page 506 and Book 4969, Page 667 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 701 Linden Green Drive, Hermitage, TN 37076
(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 my hand this 3rd day of March, 2017.

Michael W. Davenport

State of Tennessee
County of Wilson

Personally appeared before me Michael W. Davenport, 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 3rd day of March, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2017

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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