WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/28/17

(AFFIX SEAL)

WILLIAM S CORLEY NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

RR16-0608

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey Machelle Dykstra	Ameris Bank	
608 Jasmin Dr.	(NAME) 1800 Parkway Place, Suite 820	
(ADDRESS) Nashville, TN 37211-3573	(ADDRESS) Marietta, GA 30067	134-09-0B-006.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DIMETRA MCCUTCHEON, TRUSTEE OF THE TRUST OF HOPE, DATED MARCH 5, 2017 AND SEMETRICE DAVINE MCCUTCHEON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STACEY MACHELLE DYKSTRA, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs 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 Lot No. 6 on the Plan of Providence Park, Phase 1, Section 1, of record in Instrument No. 20031007-0148743, as corrected by Surveyor's Certificate of correction in Instrument No.20031030-0159648, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angelyn McCutcheon, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., of record in Instrument No. 20090616-0055843, Register's Office for Davidson County, Tennessee, dated February 3, 2009 and recorded on February 4, 2009.

The said Angelyn McCutcheon having since died on March 5, 2016 unmarried, and was survived by 2 children Brandy Nicole McCutcheon and Semetrice Davine McCutcheon (See Affidavit of Inheritance of record in Instrument No. 20160811-0083649, in said Register's Office.)

Being the same property conveyed to Dimetra McCutcheon as Trustee of The Trust of Hope from Brandy Nicole McCutcheon by Quit Claim Deed Instrument Number 20170306-0021781, Register's Office for Davidson County, Tennessee, dated March 5, 2017 and recorded on March 6, 2017

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20031007-0148743, as corrected in Instrument No. 20031030-0159648, Instrument No. 20031007-0148249, as amended in Instrument No. 20031020-0154723, Instrument No. 20100202-0008169, Instrument No. 20100316-0019838, Instrument No. 20040324-0033177, Instrument No. 20040930-0117792 Instrument No. 20051012-0122828, Instrument No. 20050912-0108965, Instrument No. 20070205-0014869, Instrument No. 20071113-0132962 and Instrument No. 20101004-0079326, Instrument No. 20070629-0077763, Instrument No. 20031013-0151608, Book 8347, Page 35, Book 7262, Page 388, Book 8337, Page 556, Instrument No. 20030409-0047549 and Instrument No. 20050302-0023023, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 608 Jasmin Dr. , Nashville, Tennessee 37211-3573
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 03/08/17 14:36 3 pgs
Fees:18.00 Taxes:536.50
20170308-0023100

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 7th day of March, 2017.

Dimetra McCutcheon, Trustee for The Trust of Hope dated March 5th, 2017

Semetrice D McCutcheon by Latisha Britto Guardian

Semetrice Davine McCutcheon, by LaTisha Britto, Guardian by Docket No. 17P122

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson DC

On this the 7th day of March, 2017, before me personally appeared Dimetra McCutcheon, Trustee of The Trust of Hope, dated March 5, 2017 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th day of March, 2017.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 7th day of March, 2017, before me personally appeared Latisha Britto, guardian of the property of Semetrice Davine McCutcheon, minor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th day of March, 2017.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

