Davidson County DEEDWARR
Recvd: 03/20/17 10:56 2 pgs
Fees:13.00 Taxes:939.80
20170320-0026790

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Timothy Whitlock
209 Laffite Cove
Hermitage, TN 37076
FRN - 170794

SEND TAX BILL TO:

Timothy Whitlock
209 Laffite Cove
Hermitage, TN 37076

MAP/PARCEL 075-11-0A-123.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William B. Tucker, and wife, Jodi A. Tucker, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Timothy Whitlock, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Phase Four-B, Heritage Meadows of record in Plat at Instrument No. 20031111-0164698, 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 William B. Tucker, a single man by Warranty deed from Bradley J. Sherk and spouse, Nicole R. Sherk of record in Instrument No. 20090508-0042592 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 08, 2009.

Jodi A. Tucker joins in this conveyance for the purpose of conveying any marital interest she may have in said property.

This is improved/unimproved property known as: **209 Laffite Cove, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 15th day of March, 2017.

WITNESS MY HAND on this the 15th day of March, 2017

William B. Tucker

Jodi A. Tucker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **William B. Tucker, and wife Jodi A. Tucker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of March, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $254,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170072

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY