Davidson County DEEDWARR
Recvd: 04/03/17 16:11 3 pgs
Fees:18.00 Taxes:1406.00
20170403-0032511

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58836
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arieanne A. LeBlanc Natiello Anthony Natiello 1805 Rosecrans Court Brentwood, TN 37027	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 171030B11600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Connie F. Dunn, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arieanne A. LeBlanc Natiello and Anthony Natiello. wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 30 on the Plan of Fredericksburg, Section Seven of record in Book 9700, page 405, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Connie Clark Dunn by Warranty Deed from Pulte Homes Tennessee Limited Partnership dated July 30, 1998 and recorded on August 4, 1998 of record in Book 11050, page 769, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 14, 2015, recorded on December 22, 2015 of record in Instrument No. 20151222-0128673, said Register's Office, subject property was conveyed to Connie F. Dunn.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 405, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for Bellsouth Telecommunications of record in Book 10709, page 143, said Register's Office. Stormwater Detention Agreement of record in Book 10584, page 134, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 10453, page 931, Book 10694, page 539, Book 10694, page 541, Book 9860, page 840, Book 9500, page 393, Book 8920, page 45, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1805 Rosecrans Court, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2017.

Connie F. Dunn

Connie F. Dunn

State of Tennessee

County of Davidson

On this 30th day of March, 2017, before me the undersigned authority, personally appeared Connie F. Dunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2017.

Notary

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

