17-0079

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170029087 DEEDWARR
Recvd: 04/06/17 10:47 2 pgs
Fees:13.00 Taxes:703.00
20170406-0033768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Whitney S. Robinson	~~New Owner~~ Origin Bank	034 13 0 282.00
(NAME)	(NAME)	
621 Monticello Court	1800 Hudson Lane, Ste 2A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Monroe LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Becky L. Monnier**, unmarried, who erroneously took title as Becky L. Monler, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Whitney S. Robinson, a single person**, 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:

Being Lot No. 202, on the plan of Cedar Bluff Subdivision, Phase Two-B, First Revision, of record in Plat Book 9700, page 663, revising Plat Book 9700, page 509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Becky L. Monler, unmarried by Warranty Deed from David L. Edwards dated March 18, 2011 and recorded March 29, 2011 as Instrument No. 20110329-0024115, in said Register's Office for Davidson County, Tennessee. *This deed is being corrected in Scrivener's Affidavit of Correction recorded March 07, 2017 as Instrument No. 20170307-0022539, to correct grantee's name.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 621 Monticello Court, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, 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, has 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 29th day of March, 2017

Becky L. Monnier

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF Simpson

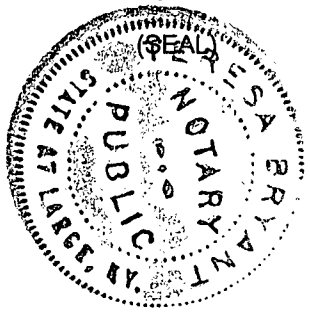
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Becky L. Monnier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2017.

Teresa Bryant
Notary Public

My Commission Expires: 12-15-2020

(SEAL)



File Number: FRN-171318SSO