

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF May, 2017.

NOTARY PUBLIC

My Commission expires: 1-10-21

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17040055

Address of New Owner
Cody Lane
206 Utley Drive
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Tax Information:
018-07-0-015.00

Davidson County DEEDWARR
Recvd: 05/05/17 09:25 3 pgs
Fees:18.00 Taxes:488.40
20170505-0044618

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paula Mimms,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cody Lane, unmarried,** hereinafter called the **Grantee(s)**, his/her/their 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. 54 on the Plan of Connell Estates, Section I, as of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Harvey F. Fuller and wife, Imogene Fuller, by Warranty Deed from Sam Tinnin and wife, Glenda Tinnin, dated 06/14/66 and recorded on 06/14/66 in Book 4026, Page 35, Register's Office for Davidson County, Tennessee. Harvey F. Fuller having since died leaving Imogene Fuller as surviving tenant by the entirety. Further being the same property conveyed to Kell Fuller by Quitclaim Deed from Imogene Fuller dated 11/04/85 and recorded on 11/05/85 in Book 6762, Page 170, Register's Office for Davison County, Tennessee. Further being the same property conveyed to Paula Mimms and Kell C. Fuller, a life estate, by Quitclaim Deed from Kell Fuller, aka Kell C. Fuller, dated 08/21/12 and recorded on 08/22/12 in Instrument No. 20120822-0075560, Register's Office for Davidson County, Tennessee. The life estate retained by Kell C. Fuller, aka Kell Fuller, expired upon death on 11/11/13.

This is property generally located:
206 Utley Drive, Goodlettsville, TN 37072

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 2900, Page 15, said Register's Office.
3. Sanitary Sewer Easement of record in Book 4805, Page 775 , said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Paula Mimms** has/have caused this instrument to be executed, this the 2 day of May, 2017

Paula Mimms

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Paula Mimms,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 2nd day of May, 2017.

My commission Expires: 11/30/2018

Alexander R. Barthe
NOTARY PUBLIC

ALEXANDER R. BARTHE
Notary Public - State of Florida
Commission #FF147260
My Commission Expires
November 30, 2018

NOTARY PUBLIC STATE OF FLORIDA ALEXANDER R. BARTHE Comm. Expires NOV. 30, 2018 Comm. # FF147260

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 herewith 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 3rd day of May, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY