BILL GARRETT, Davidson County
Trans:T20170042094 DEEDWARR
Recvd: 05/17/17 15:06 2 pgs
Fees:13.00 Taxes:1776.00
20170517-0049058

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $480,000.00.

DANIEL AHLBRANDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 12th day of May, 2017.

Notary Public
My Commission Expires: 11-3-2020

17-0227

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Latina	F+M Bank	160-4-187
515 Brentview Hills Dr.	10 Cadillac Dr, Ste 100	160-04-0-187.00
Nashville, TN 37220	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Amy S. Draper, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John J. Latina and Christina S. Latina, Husband and Wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Brentview Hills, Section 7 of record in Plat Book 4175, Page 89, 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 Amy S. Draper, married by Warranty deed from Jeffrey A. Sweeney and Rebecca Sweeney, husband and wife of record in Instrument No. 20110218-0013945 Register's Office for Davidson County, Tennessee, dated February 15, 2011 and recorded on February 18, 2011. Tyron Draper, husband of Amy S. Draper, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 515 Brentview Hills Dr., Nashville, TN 37220.

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, 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 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 12th day of May, 2017.

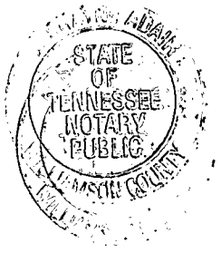
Amy S. Draper

Tyron Draper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy S. Draper and Tyron Draper, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of May, 2017.



D. Shayne Adair, Notary Public
My Commission Expires: 6/24/2018