Davidson County DEEDWARR
Recvd: 05/31/17 15:27 3 pgs
Fees:18.00 Taxes:758.50

20170531-0054121

WARRANTY DEED

GSS17-2076

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017
(AFFIX SEAL)

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh A. Lillard	CoreLogic	
2076 Stanford Village Dr.	(NAME) 1 CoreLogic Drive Attn Client Services DFW-B4-F3	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Westlake, TX 76262	173-11-0A-049.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES O. WEST, IV, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEIGH A. LILLARD , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section Two, Stanford Village, RS10 Cluster Development, of record in Instrument No. 20010226-0017614, 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 Kristen Whittle, an individual by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20060710-0082455, Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on July 10, 2006.

Being the same property conveyed to Charles O. West, IV by Quitclaim Deed from Kristen West (formerly known as Kristen Whittle) dated May 18th, 2017 and filed of record in Instrument No. 20170522-0050512, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of the grantor.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20010226-0017614, Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319-0026310 and Instrument No. 20041108-0134204, Instrument No. 20000217-0016311, Instrument No. 20000217-0016310, Book 2590, Page 545, Book 2739, Page 637, Book 2740, Page 181, Book 4218, Page 425, Book 4229, Page 43 and Book 11263, Page 503, Instrument No. 20000724-0072956, Instrument No. 20080701-0067588, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2076 Stanford Village Dr. , Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of May, 2017.

Charles O. West, IV

STATE OF MO
COUNTY OF Clay

On this the 26 day of May, 2017, before me personally appeared Charles O. West, IV, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26 day of May, 2017.

Notary Public

My Commission Expires:

(SEAL)

MEGAN FUQUA
Notary Public - Notary Seal
State of Missouri, Clay County
Commission Number 11263136
My Commission Expires Jul 12, 2020

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017