BILL GARRETT, Davidson County
Trans: T20170046511 DEEDWARR
Recvd: 06/01/17 13:58 2 pgs
Fees: 13.00 Taxes: 1013.80
20170601-0054589

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176233

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30 day of May, 2017.

Notary Public
My Commission Expires: 9/11/17

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ken Courtney Catherine Courtney 4837 Cape Hope Pass Hermitage, TN 37076	New Owners	098130A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kathleen L. Combs, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ken Courtney and Catherine Courtney,** _____, 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. 28 on the Plan of New Hope Point, Phase One Section 3, as of record in Plat Book 9700, Page 480, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathleen L. Combs, a single person by Warranty Deed from Todd R. Deem and wife, Misha L. Deem, recorded on the 18th day of November, 2005 in Instrument No. 20051118-0139563, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4837 Cape Hope Pass, Hermitage, TN 37076

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 25th day of May, 2017.

Kathleen L. Combs

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kathleen L. Combs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of May, 2017.

Sheila Flowers
My Commission Expires
Notary
Public
12-11-17
Mecklenburg County, NC

Notary Public
My Commission expires: 12-11-2017