Name and Address of New Owner:
James LaRosa and Janet LaRosa
2962 Baby Ruth Lane Unit 1
Antioch, TN 37013

Send Tax Statements To:
Wilson Bank & Trust
210 Commerce Drive
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17050611

Map and Parcel: 163 11 0D 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Oakes McClellan F/K/A Melissa Oakes**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **James LaRosa and Janet LaRosa, husband and wife**, 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:

Land in Davidson County, Tennessee, and being all of Unit No. 1, Hickory Place Townhouses, a Planned Unit Development, a Horizontal Property Regime, according to survey and plat of same appearing of record in Plat Book 11190, page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Melissa Oakes by Warranty Deed filed for record on September 20, 2002 in Instrument Number 20020920-0115037, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per Plat Book 11190, page 54; HOA Charter of record in Book 11641, page 142 and Book 6472, page 429; Master Deed Establishing The Hickory Place Townhomes of record in Book 11468, page 921 and as amended in Book 11479, apge 882 and Book 11641, page 145 and Book 1642, page 255; By-Laws and Articles of Incorporation are set out in Master Deed in Book 11468, page 921, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Anthony Scott McClellan spouse of Melissa Oakes McClellan hereby joins in this conveyance to convey all his right, title and interest in and to the subject property

This is improved property known as: 2962 Baby Ruth Lane Unit 1, Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 06/19/17 13:15 3 pgs
Fees:18.00 Taxes:462.50
20170619-0061284

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 my hand this 14th day of June, 2017.

Melissa Oakes McClellan

Melissa Oakes McClellan

Anthony Scott McClellan

Anthony Scott McClellan

State of Tennessee

County of Rutherford

Personally appeared before me, Melissa Oakes McClellan and Anthony Scott McClellan with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th of June, 2017.

Lisa Croyle

Notary Public
My Commission Expires: 5-19-19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00.

Lisa Croyle

Affiant Signature

Subscribed and sworn to before me, this 14th day of June, 2017.

Amanda Clifford

Notary Public
My Commission Expires: 07-31-19

AMANDA N. CLIFFORD
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

True Copy Certification

I, Lynn F. Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn F. Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY