Davidson County DEEDWARR
Recvd: 06/22/17 08:47 3 pgs
Fees:18.00 Taxes:325.60
20170622-0062768

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-8-2021
File No. 17-8583D

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin David Stowell (NAME)	Same (NAME)	049 15 0 009.00
3433 Tisdall Drive (STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **GT Enterprises, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin David Stowell, unmarried**, 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, being Lot No. 9A on the plan of FIRST REVISION ZONE LOT DIVISION. LOTS 8 AND 9 DEER MEADOWS PHASE I, as shown by plat of record in Plat Book 5800, Page 270, and amended in Book 6250, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 9A fronts 35.25 feet on the southwesterly margin of Tisdale Drive and extends back 141.90 feet on the northwesterly line and 141.90 feet on the southeasterly line to a dead line in the rear, measuring 35.25 feet thereon.

BEING the same property conveyed to GT Enterprises, his/her heirs and assigns from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, by Special Warranty Deed dated April 25, 2013, as Instrument No. 20130513-0048046, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 51, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Plat Book 6250, page 30, and Plat Book 5800, page 270, Register's Office for Davidson County, Tennessee.

3. Restrictions as recorded in Book 6143, page 141, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3433 Tisdall Drive, Whites Creek, TN 37189.

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.

Witness my/our hand(s) this 16th day of June, 2017.

GT ENTERPRISES, LLC

By: _____ June 16, 2017
Chad Marlow, Majority Member Date

STATE OF Georgia

COUNTY OF Douglas }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chad Marlow, Majority Member for GT Enterprises, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Majority Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of June, 2017.

My Commission Expires: 12/16/20

Davida S. Glore
Notary Public

DAVIDA S GLORE NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 16, 2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC S. THOMPSON ROBERTSON

My Commission Expires: 12.03.19