Davidson County	DEEDWARR
Recvd: 07/06/17 11:37	3 pgs
Fees:18.00 Taxes:573.50	
20170706-0067933	

WARRANTY DEED

KRISTEN M. TRAINT Notary Public At Large SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lula M. Polk	First Choice Lending	
(NAME)	(NAME)	
3405 Old Anderson Rd. #222	9821 Cogdill Rd. Ste 2	136150A08000CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CARLOS THOMAS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LULA M. POLK, A SINGLE WOMAN,** 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 Unit No. 80, on the Plan of First Revision to Phase 2, Final Plat of Watercrest Townhomes, as shown on plat of record in Plat Book 11190, Page 81 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Carlos Thomas by Warranty Deed from Jack D. Hardin, Sr., unmarried, recorded on the 17th day of August, 2005 in Instrument No. 20050817-0097770, said Register's Office.

This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3405 Old Anderson Rd. #222, Antioch, TN 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 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.

Notarial Certificate Attached

Witness my hand this 30th day of JUNE, 2017

Carlos Thomas by D

CARLOS THOMAS, BY: DARNAI THOMAS,
ATTORNEY IN FACT ATTORNEY IN FACT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Darnai Thomas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes there in contained, and who further acknowledged that he is the attorney in fact of Carlos Thomas, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument No. 20170706-0067932, in said Register's Office.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2017.

Commission expires: MAY - 14 - 2021

Notary Public

NOME SAMUEL UTOMAKILI
COMM. # 2197244
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. MAY 14, 2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

