Davidson County DEEDWARR
Recvd: 07/07/17 12:42 2 pgs
Fees:13.00 Taxes:610.50
20170707-0068490

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JULY, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sammy D. Tatum and Phyllis C. Tatum	SunTrust Mortgage, Inc.	131 05 0B 202.00
(NAME) 2313 Candlewood Drive ~~202 Summit Ridge Drive, Unit 202~~	(NAME) 901 Semmes Avenue	
(ADDRESS) Franklin TN 37064 ~~Nashville, TN 37215~~	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary Overton, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sammy D. Tatum and Phyllis C. Tatum, 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:

Unit No. 202 as shown on the Plan of Four Seasons, a condominium development, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the Master Deed, as amended, establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Overton by Warranty Deed from Prudential Relocation, Inc., a Colorado Corporation dated October 28, 2005 and recorded November 2, 2005 as Instrument No. 20051102-0132613, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 202 Summit Ridge Drive, Unit 202, Nashville, TN 37215

File Number: FRN-174103FC

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, has 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.

Witness our hands this the 6th day of July, 2017

Mary Overton by Danna Owen as her Attorney in fact

Mary Overton
by Danna ~~Owner~~ Owen as her Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Danna Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Overton, as her Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Mary Overton, for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2017.

Notary Public

My Commission Expires: 7/10/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: FRN-174103FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019