This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17303

Davidson County DEEDWARR
Recvd: 07/12/17 14:07 3 pgs
Fees:18.00 Taxes:1831.50
20170712-0070193

Send Tax Bills To:
Franklin American Mtg
6100 Tower Circle, Ste 600
Franklin, TN 37067

New Owner is:
Klane Maples
835 Battery Lane
Nashville, TN 37220

MAP: 132-14-0
PARCEL: 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lathrop Real Estate Holdings, LLC,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Klane Maples, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 835 Battery Lane, Nashville, TN 37220

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of H. G. Lowe's Subdivision of a part of Lot No. 3, John Overton Estate, as of record in Plat Book 1424, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 150 feet on the southerly side of Battery Lane and runs back between parallel lines, 300 feet to a dead line.

BEING the same property conveyed to Lathrop Real Estate Holdings, LLC by Warranty Deed from Ira W. Frye and wife, Brenda B. Frye, dated 5/16/14 and recorded 5/22/14 in Instrument Number 20140522-0044331, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of July, 2017.

GRANTOR:

Lathrop Real Estate Holdings, LLC

By: _____
Charles W. Lathrop Jr., Sole Member

ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF St. Lucie)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Charles W. Lathrop, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Sole Member** of the **Lathrop Real Estate Holdings, LLC,** the within named bargainor, and that he as such **Sole Member**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of July, 2017.

CALLIE RICHTER
MY COMMISSION # FF 195372
EXPIRES: April 21, 2019
Bonded Thru Notary Public Underwriters

_____
Notary Public

My Commission Expires: Apr. 21, 2019

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

_____
Affiant

SWORN TO and subscribed before me this 10th day of July, 2017.

_____
NOTARY PUBLIC

My commission expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

