Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Davidson County DEEDWARR
Recvd: 08/09/17 16:11 3 pgs
Fees:18.00 Taxes:606.80
20170809-0081757

WARRANTY DEED

Effective as of **August 03, 2017,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Michael Anthony Banniza, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Ben Lapp,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 434, FINAL P.U.D. PLAN, PHASE 1, SOMERSET, as shown on plat of record in Plat Book 6900, Pages 690 & 691, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20050902-0105523** in the Register's Office of **Davidson County**, Tennessee. Grantor's represents and warrants to the Grantee that the property conveyed herein is not marital property and has never been used as his homestead.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Pages 690 & 691 and Plat Book 6900, Pages 426 & 427; covenants, conditions and restrictions as set forth in restrictions recorded in Book 7402, Page 980 and Book 7404, Page 295; Declaration of Covenants, Conditions and Restrictions recorded in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, Book 10404, Page 641, and at Instrument No. 20060405-0039162; Terms and provisions of by-Laws of Somerset Homeowners Association recorded in Book 7619, Page 679, Book 9509, Page 363, Book 9647, Page 472, and at Instrument No. 20090513-0044145; Dedication of Common Area of record at Book 7768, Page 455; Charter of Somerset Homeowners Association of record at Book 7661, Page 37; all of record in the Register's Office of **Davidson County**, Tennessee; and **2017 Davidson County**, city and Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, State of Tennessee on this 3 day of August, 2017.

GRANTORS:

Michael A Banniza

Michael Anthony Banniza

LEAH D. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Michael Anthony Banniza,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Williamson **County**, State of Tennessee this 3 day of August, 2017.

Leah D. Bean
Notary Public

My Commission Expires:
Commission Expires
March 8, 2021

New Owner Name and Address to: Ben Lapp 1121 Burlingame Court Antioch, TN 37013 Property Address: **1121 Burlingame Court** **Antioch, TN 37013** Mail tax bills to: Ben Lapp 1121 Burlingame Court Antioch, TN 37013 Parcel I.D. Number: **150-08-0-148.00**	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$164,000.00.** AFFIANT Subscribed and sworn to before me this 3 day of August, 2017. Leah D. Bean NOTARY PUBLIC Commission expires **Commission Expires March 8, 2021**

I, Timothy D. Wardlow, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Janet S. Hinrichs

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

