WARRANTY DEED

File #17325

Davidson County DEEDWARR
Recvd: 08/16/17 15:45 3 pgs
Fees:18.00 Taxes:677.10
20170816-0084324

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires NOV 6, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Lannom, Jr.	New Owner	07508021700
(NAME)	(NAME)	
726 Albany Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Nathan B. Gwinn and Brittany Gwinn husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David P. Lannom, Jr., an unmarried man** HEREINAFTER CALLED THE GRANTEE, HIS 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. 24 on the Plan of Hunters Hill, Section 1, as shown by plat of record in Plat Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nathan B. Gwinn and Brittany Gwinn, husband and wife by Warranty Deed from William Mason Hockaday, unmarried dated April 25th 2015 and recorded May 04th 2015 of record in Instrument No. 20150504-0039862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 726 Albany Dr, Hermitage, TN 37076

(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.

Witness my hand this 25th day of July, 2017.

Nathan B. Gwinn by Joshua Henderson Attorney in Fact
Nathan B. Gwinn
By: Joshua Henderson, his attorney in fact

Brittany Gwinn by Joshua Henderson Attorney in Fact
Brittany Gwinn
By: Joshua Henderson, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Joshua Henderson, 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 Nathan B. Gwinn, pursuant to a Specific Power of Attorney dated _____ and filed of record simultaneously herewith, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Nathan B. Gwinn, as his attorney in fact.

Witness my hand and official seal this 25th day of July, 2017.

Notary Public _____

My Commission Expires:

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Joshua Henderson, 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 Brittany Gwinn, pursuant to a Specific Power of Attorney dated _____ and filed of record simultaneously herewith, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Brittany Gwinn, as her attorney in fact.

Witness my hand and official seal this 25th day of July, 2017.

Notary Public _____

My Commission Expires:

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017