Davidson County DEEDWARR
Recvd: 09/06/17 10:03 3 pgs
Fees:18.00 Taxes:943.50
20170906-0091495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $255,000.00.

Affiant

Subscribed and sworn to before me this 6th day of September, 20__.

Notary Public
My Commission expires: 6/15/2021
(Affix Seal)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alicia Hoyt	New Owner	161-10-0A--016.00CO
5448 Village Way		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jermain Donell Haltom, single**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alicia Hoyt and Dillon Hoyt, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Villages of Brentwood, Phase One of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jermaine Donell Haltom, an unmarried man from Larry K. Richardson and wife, Susan Sterbonic by Warranty Deed on October 29, 2009, of record in Instrument Number 20091104-0102063, Register's Office for Davidson County, Tennessee. Further conveyed to Jermain Donell Haltom, single, from Jermain Donell Haltom, erroneously of record as Jermaine Donnell Haltom, single by Quitclaim Deed on February 1, 2016, of record in Instrument Number 20160208-0012243, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, and Book 8507, Page 831, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Homeowner's Association, Inc., of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Villages of Brentwood Homeowner's Association, Inc., of record in Book 9718, Page 924, Register's Office for Davidson County, Davidson.
- TVA Easement of record in Book 2338, Page 222, and Book 2335, Page 221, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5448 Village Way, Nashville, TN 37211

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 5, 2017.

Jermain Donell Haltom

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jermain Donell Haltom,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 5, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lavinia Tribble, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}

