Bill Garrett Davidson County
Batch# 701 DEEDWARR
09/14/2017 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20170914-0093823

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jim Knight	Franklin American Mortgage	
(NAME)	(NAME)	
720 Westcott Lane	6100 Tower Circle, Suite 600	187-05-0A-095.00-CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($279,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LINDA SOLERO DIMENGO, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM KNIGHT, A MARRIED MAN, 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Final Plat of Burkitt Springs, Phase 1 of record in Plat at Instrument No. 20140115-0004012, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim deed from McGowan Investments, Inc., a Tennessee corporation of record in Instrument No. 20130715-0073072 Register's Office for Davidson County, Tennessee, dated July 11, 2013 and recorded on July 15, 2013. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Linda Solero Dimengo, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No.

20151027-0109255 Register's Office for ~~Williamson~~ Davidson County, Tennessee, dated October 23, 2015 and recorded on October 27, 2015.

unimproved ☐
This is improved ☒ property, known as 720 Westcott Lane, Nolensville, TN 37135
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Linda Solero Dimengo, an unmarried woman this 8 day of September, 2017.

Linda Solero Dimengo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of September, 2017, before me personally appeared Linda Solero Dimengo, an unmarried woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the8th day of September, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

