201709180094954

Bill Garrett Davidson County
Batch# 1562 DEEDWARR
09/18/2017 09:33:30 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20170918-0094954

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Johnnie Poole and Shanell Wilson	Franklin Synergy Bank	150 12 0A 205.00
(NAME) 3612 Dove Creek Rd.	(NAME) Attn: Mortgage Department, 722 Columbia Ave	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Four Thousand And No/100 Dollars ($254,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Evette Savage, trustee of the 3612 Dove Creek Revocable Family Land Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Johnnie Poole and Shanell Wilson, husband and wife**, 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 47, Kensal Green, North, as shown on plat of record in Plat Book 7900, Page 951, amended in Book 10044, Page 574, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffery E. Stone, unmarried by Warranty Deed from Charles Rochell and Joyce A. Rochell, married dated December 2, 2011 and recorded December 7, 2011 as Instrument No. 20111207-0095670, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Evette Savage, Trustee for 3612 Dove Creek Revocable Family Land Trust by Quit Claim Deed from Jeffery Stone dated March 24, 2017 and recorded April 28, 2017 as Instrument No. 20170428-0041971, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3612 Dove Creek Rd., Antioch, TN 37013

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, has 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.

File Number: FRN-175820FC

Witness our hands this the 8th day of September, 2017

3612 Dove Creek Revocable Family Land Trust

BY: _____ Trustee
Evette Savage
Trustee

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Evette Savage with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the 3612 Dove Creek Revocable Family Land Trust dated March 24th, 2017, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2017.

_____
Notary Public

My Commission Expires: 4/13/21

(SEAL)

KRISTIE PARKER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019

File Number: FRN-175820FC