Please Record First

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Bill Garrett Davidson County
Batch# 5765 DEEDWARR
09/28/2017 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170928-0099574

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| ERWIN D. LATIMER, IV<br>BARBARA H. LATIMER<br>1610 Sumner Avenue<br>Nashville, TN 37206 | SAME | Map: 83<br>Group: 6<br>Parcel: 69 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

Sworn to and subscribed before me this September 26, 2017.

Notary Public

My Commission Expires: _____

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, BARBARA J. HARPER, who is one and the same as BARBARA H. LATIMER, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, for the sole and exclusive purpose of creating tenants by the entirety, to ERWIN D. LATIMER, IV and BARBARA H. LATIMER, Husband and Wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 26, 2017.

By: _____
BARBARA H. LATIMER

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA H. LATIMER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 26, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

I, ERWIN D. LATIMER, IV, as husband to BARBARA H. LATIMER, join in this conveyance for all purposes stated herein and release any and all interest I may have in property subject to this conveyance.

By: _____
ERWIN D. LATIMER, IV

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERWIN D. LATIMER, IV, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 26, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

## Exhibit A

## Property Description

Said property is described to wit:

BEING Lot No. 17 on the Plan of the Subdivision of Lots 8, 9, 10 and part of 7, Block "A", Lots 13 and 14, Block "B", and all of Block "C" in the subdivision of the Weakley Home Place of record in Book 547, page 12, said Register's Office, described as follows:

SAID Lot No. 17 fronts 50 feet on the southerly side of Sumner Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Barbara J. Harper, a single woman, by Warranty Deed of record from Vera Droppleman and husband, James L. Droppleman, in Instrument No. 20050523-0057740, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 12; and (3) Letter from Department of Codes Administration of record in Book 5092, Page 363, said Register's Office.

The foregoing legal description is the same as contained in the previously recorded deed

This is improved property known as 1610 Sumner Ave., Nashville TN 37206.

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

James M. Adcox III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

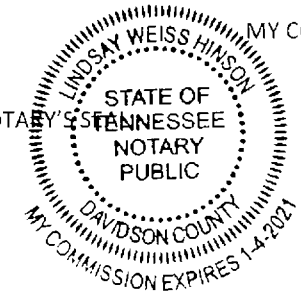
state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).