WARRANTY DEED

Bill Garrett
Batch# 9789
10/09/2017 03:58:29 PM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20171009-0103469

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 6-30-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather Y. Somerhalder	SAME	075 08 0 002.00
(NAME)	(NAME)	
632 Denver Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Todd Davis and wife, Rebeca Salinas-Luna**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Heather Y. Somerhalder and Peter Ortner, wife and husband**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 202 on the Plan of Section Four, Tulip Grove, of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Todd Davis, an unmarried person by Warranty Deed from James E. Franklin and wife, Betty J. Franklin, dated 04/13/2007, recorded 04/20/2007, of record in Instrument No. 20070420-0047321, in the Register's Office for Davidson County, Tennessee. Robert Todd Davis having since married.

Rebeca Salinas-Luna, spouse of Robert Todd Davis, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property described above.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4228, Page 457, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 632 Denver Court, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 4th day of October, 2017.

Robert Todd Davis

Rebeca Salinas-Luna

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Robert Todd Davis and Rebeca Salinas-Luna, known to me, or proved on the basis of satisfactory evidence, to be the ones who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 4th day of October, 2017.

NOTARY - ~~Tracey Trumphour~~

My Commission Expires: ~~5/17/2021~~ 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122