Bill Garrett Davidson County
Batch# 14936 DEEDWARR
10/18/2017 11:06:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20171018-0106673

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2017.

Notary Public

My commission expires:
3/19/19

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lori Ann Lloyd-Belton	Franklin American	**164010A01400CO**
3705 Hamilton Church Road	6100 Tower Cir #400	
Antioch, TN 37013	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William J. Gilbert, Jr. and wife, Ronda Gilbert, as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lori Ann Lloyd-Belton, unmarried

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. 44 on the Final Plat, Phase One, Marhaden Pointe, a Residential PUD Subdivison of record in Instrument No. 20060907-0110477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William J. Gilbert, Jr. and wife, Rhonda Gilbert, as joint tenants, by Warranty Deed from Kenneth W. Meroney, unmarried, dated April 15, 2015, of record in Instrument No. 20150423-0036486, Register's Office for Davidson County, Tennessee. **Ronda Gilbert's name was inadvertently spelled as Rhonda Gilbert on the deed of record in Instrument Number 20150423-0036486.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20060907-0110477, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

DCCR of record in Instrument No. 20060616-0071819, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20060224-0021731, said Register's Office.

HOA Charter of record in Instrument No. 20060616-0071818, said Register's Office.

Easements of record in Instrument No. 20060907-0110477, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3705 Hamilton Church Road, 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, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 16th day of October, 2017.

William J. Gilbert, Jr.

Ronda Gilbert

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William J. Gilbert, Jr. and Ronda Gilbert, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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.

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: 3/16/19
Notary' Seal (If on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-16-2019