WARRANTY DEED

Bill Garrett Davidson County
Batch# 19077 **DEEDWARR**
10/27/2017 03:19:04 PM 2 pgs
Fees: $13.00 Taxes: $558.70

20171027-0110575

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-22-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melony Davis	Amerifirst Financial, Inc.	049-15-0-017.00
(NAME)	(NAME)	
3402 Tisdall Drive	275 East Rivulon Blvd. #300	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Gilbert, AZ 85297	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Harold D. Plemons, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melony Davis, an unmarried woman, 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. 17-A on the Plan of Zone Lot Division, Lot 17 Deer Meadows, Phase I of record in Plat Book 5800, Page 270, as amended in Book 6200, Page 40, as amended in Book 6368, page 153, 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 property conveyed to Harold D. Plemons, by Warranty Deed, from Karen Johnson, an unmarried individual pursuant to the authority granted by Order of the Court of Common Pleas, Division of Domestic Relationships, as enrolled in Tennessee by Order recorded in Instrument Number 20170111-0003062 of record in Instrument No. 20170320-0026563 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 20, 2017, and also being same property conveyed to Karen Johnson, an unmarried woman individual pursuant to the authority granted by Order of the Court of Common Pleas, Division of Domestic Relationships, as enrolled in Tennessee by Order recorded in Instrument No. 20170111-0003062, said Register's Office, and also being the same property conveyed to Karmardi Joal Mills and Karen Johnson, as tenants-in-common without right of survivorship by Quitclaim deed from Karmardi Joal Mills of record in Instrument No. 20141020-0096399 Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on October 20, 2014, and also being the same property conveyed to Karmardi Joal Mills, unmarried, by Cash Deed, for Tennessee Deed, from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 10791, page 204, Register's Office for Davidson County, Tennessee, dated February 10, 1998 and recorded on February 11, 1998.

FURTHER being the same property conveyed to Melony Davis, an unmarried woman, by Warranty Deed from Harold D. Plemons, a married man, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated October 12, 2017, and recorded on _____.

unimproved ☐

This is improved ☑ property, known as 3402 Tisdall Drive, Whites Creek, TN 37189
(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 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.

Witness my hand this 12th day of October, 2017.

Harold D Plemons

Harold D. Plemons

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of October, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harold D. Plemons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Angela G Batson
Notary Public



Return To:
SMART TITLE + ESCROW
256 SEABOARD LANE, SUITE D-101
FRANKLIN, TN 37067