RWT!

#1514

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 22236 DEEDWARR
11/06/2017 08:57:25 AM 2 pgs
Fees: $13.00 Taxes: $1,092.98

20171106-0113414

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 12/2/2018

(AFFIX SEAL)

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Amy E. Luke | Stockton Mortgage Corp., | 181-03-0-A-342.00 CO |
| (NAME) | (NAME) | |
| 8240 Tapoco Lane | 321 Billingsly CT, STE A,. | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, we, **Erin S. McAfee and wife, Bethany K. McAfee,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy E. Luke, 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. 126, on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Erin S. McAtee and wife, Bethany K. McAtee, by Warranty Deed from Yazdian Construction, Inc., a Tennessee corporation, dated April 26, 2010, of record in Instrument No. 20100427-0031649, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 20070720-0086788; Restrictions of record in Book 10752, page 553; Instrument No. 20000727-0074152; Instrument No. 20060523-0060562; Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791; Articles of Incorporation/ Charter of record in Book 11031, page 79; Easement for stormwater detention of record in Instrument No. 20060526-0062237; Conveyance for open space of record in Book 11033, page 520 and Instrument No. 20130516-0049304; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 8240 Tapoco Lane, Brentwood, TN 37027
(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 our hands this 31st day of October, 2017.

Erin S. McAtee

Bethany K. McAtee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Erin S. McAtee and Bethany K. McAtee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of October, 2017.

Notary Public
My Commission Expires: 3-23-2019

File No.: 26344

