Bill Garrett Davidson County
Batch# 24209 DEEDWARR
11/08/2017 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20171108-0115255

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 22, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Constance K. Turner and Patrick E. Lanier, II	First Community Mortgage Inc	049 00 0 126.00
(NAME)	(NAME)	
646 W. Green Lane	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jo Ann Pelham, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Constance K. Turner and Patrick E. Lanier, II, both 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: * Tenants in Common with Rights of Survivorship

A certain tract or parcel of land in the 12th Civil District of Davidson County, Tennessee, bounded and described as follows:

A tract of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No. 2 of Block "A" on the Plan of Jack Burton's Subdivision on Whites Creek Pike, not of record, described according to a survey made by John M. Sullivan, County Surveyor, April 10, 1947, as follows:

Beginning at a point in the center of Smith Road, 1257.5 feet westerly from the intersection of the center line of said Smith Road and the center line of Whites Creek Pike, said point being also the southwest corner of Lot No. 3 on the said plan; thence with the line between said lots Nos. 2 and 3, north 3 deg. 14' east 267 feet to the northeast corner of said lot No. 3; thence north 85 deg. 11' west 172.7 feet to the northeast corner of lot No. 1 on the said plan; thence with the line between said lots Nos. 1 and 2, south 11 deg. 45' east 280 feet to a point in the center of said Smith Road; thence with the center of said Smith Road, south 85 deg. 53' east 100 feet to the beginning.

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Being the same property conveyed to Jo Ann Pelham and Arnold Ray Clinton by Deed from Jimmy Dee Gregory and wife, June Gregory dated March 20, 1998 and recorded March 23, 1998 in Book 10849, Page 379, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jo Ann Pelham by Quitclaim Deed from Arnold Ray Clinton dated December 1, 2009 and recorded December 9, 2009 as Instrument No. 20091209-0112558, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 646 W. Green Lane, Nashville, TN 37207

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, has 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 27 day of October, 2017

Jo Ann Pelham

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jo Ann Pelham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2017.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File Number: HND-175295SSO

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020