Bill Garrett Davidson County
Batch# 32461 DEEDWARR
12/01/2017 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20171201-0123021

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson TN

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2017

Notary Public

My commission expires:
5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joey Delk	New Owner	064150A01800CO
716 Sweetwater Circle		
Old Hickory, TN 37138		

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,

Angela Renee Miller, an unmarried woman

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

Joey Delk, 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. 49 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat book 7900, page 697, as corrected by a Surveyor's Certificate of Correction of record in Book 9432, page 449, 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 the same property conveyed to Angela Renee Miller, a married woman, by Warranty Deed from Herman Alton Broadway, married, dated September 26, 2017, of record in Instrument No. 20170929-0100013, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Herman Alton Broadway, single, by Warranty Deed from LPS of USA, Inc., a California corporation, dated January 31, 2014, of record in Instrument No. 20140205-0010281, Register's Office for Davidson County, Tennessee.

Angela Renee Miller is now unmarried. Her previous spouse was never on title , nor did he ever reside in the home. Therefore, he does not enter into the execution of this instrument.

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 Plat Book 7900, page 697, corrected in Book 9432, page 449, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 9231, page 719, Book 9782, page 720, Book 9547, page 904, Instrument No. 20071101-0128795, said Register's Office.

HOA Charter of record in Book 9315, page 723, said Register's Office.

Storm Water Detention Agreement of record in Book 9782, page 720, Book 9356, page 959, said Register's Office.

Sanitary Sewer Agreement of record in Book 11125, page 430, 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 716 Sweetwater Circle, Old Hickory, TN 37138.

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.

Angela Renee Miller Date: 11/17/17
Angela Renee Miller

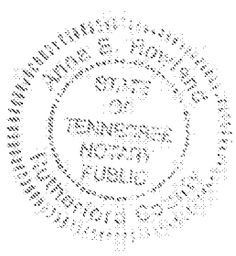
STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Angela Renee Miller, 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 17 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 8/8/18



True Copy Certification

I, Amy Tidwell, 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, Joseph White, a notary public for this county and state, Julie Dyess 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: 5-15-2021

{Notary Seal}

