Bill Garrett Davidson County
Batch# 32471 DEEDWARR
12/01/2017 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $948.68
20171201-0123032

WARRANTY DEED

Name and Address of New Owner: Daniel Needham
Send tax Notices to ~~Same~~ 312 Canberra Court Hermitage, TN 37076
SWBC Mortgage Corp
9311 San Pedro #100 San Antonio TX 78216

****

State of Tennessee)
County of Smith)

The actual consideration or value, whichever is greater, for this transfer is $256,400.00.

Affiant

Sworn to and subscribed before me, the 30 day of November, 2017.

Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4/16/19

Map: 97; Group: 8; Parcel: 39.00

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FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS, ($256,400.00)* cash in hand paid, the receipt of which is hereby acknowledged, We, **JOE VINING and wife, CARLA VINING,** have bargained and sold and by these presents do transfer and convey unto **DANIEL NEEDHAM**, a single man, his heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, bounded and more particularly described as follows, to-wit:

BEING a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 230 on the Plan of Lake Park Subdivision, Section 6, of record in Book 4885, Page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property vested in Joe Vining and wife, Carla Vining by deed from the Department of Housing and Urban Development, of record in Book 9438, Page 874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions:

1. Lake Park Subdivision Section VI Restrictive Covenants, of record in Book 5097, Page 431, Davidson County Register's Office.

2. Plat for Section 6, Lake Park, of record in Book 4885, Page 176, Register's Office for Davidson County, Tennessee.

3. Charter of Lake Park Homeowners Association, Inc., of record in Book 9949, Page 538, Register's office for Davidson County, Tennessee.

Possession: Date of Deed
2017 taxes prorated

This Instrument Prepared By:
BASS AND BASS, Attorneys
P. O. Box 500, Carthage, TN 37030
201712010123032

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **DANIEL NEEDHAM,** his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **DANIEL NEEDHAM,** his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 30 day of November, 2017.

JOE VINING

CARLA VINING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **JOE VINING** and wife, **CARLA VINING** , the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 30 day of November, 2017.

NOTARY PUBLIC

My Commission expires: 11/16/19

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WD-Vining-Needham

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

