Bill Garrett Davidson County
Batch# 33261 DEEDWARR
12/05/2017 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20171205-0123853

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$237,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of November, 2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9/10/2018
(AFFIX SEAL)

BILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Jones 312 Brandiwood Ct. Old Hickory, TN 37138	NEW OWNER	064-09-236.00

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 acknowledged, we,

Kathleen Tatelbaum, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James Jones, a married man

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. 76, on the plan of Section One, Southfork, of record in Plat Book 6250, Page 384 and 385, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael C. Tatelbaum, a single person and Kathleen M. Reto, a single person by Warranty Deed from Marcella Hartless and husband, Albert I. Hartless, III, dated September 25, 2013, of record in Instrument Number 20131003-0103944, Register's Office for Davidson County, TN. Michael C. Tatelbaum and Kathleen M. Reto married June 28, 2014. Michael C. Tatelbaum died intestate on May 2, 2016. Property now vests in Kathleen Tatelbaum by Administratrix's Quitclaim Deed July 12, 2017 of record in Instrument Number 20170721-0074109, said Register's Office. Kathleen Tatelbaum and Kathleen M. Reto are one and the same person.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 384-385, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6596, Page 797 amended in Book 6656, Page 217, Book 6690, Page 48 and Book 6690, Page 51, Rules & Regulations of record in Instrument Number 20020327-0037726, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Stormwater Detention Agreement to the Metropolitan Government of record in Book 6566, Page 208, said Register's Office.
5) Property is subject to an HOA Charter of record in Book 6790, Page 998, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **312 Brandiwood Ct., Old Hickory, TN 37138**
(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(s) this 30th day of November, 2017.

Kathleen Tatelbaum
Kathleen Tatelbaum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kathleen Tatelbaum, with whom I am personally acquainted, (or who 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 30th day of November, 2017.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-1-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-01-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

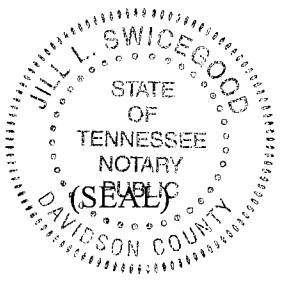
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018

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