WARRANTY DEED

Bill Garrett Davidson County
Batch# 43130 **DEEDWARR**
01/02/2018 10:18:05 AM 2 pgs
Fees: $13.00 Taxes: $682.65

20180102-0000187

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason L. Booker	Farmington Mortgage, A Division of Capstar Bank	108-08-O-034.00
(NAME)	(NAME)	
3312 White Pine Drive	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Janet Ann Attkisson, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason L. Booker, an unmarried man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 192 on the plan of Resubdivision of Lots 70 through 90, Lots 92 through 97, Lots 138 through 145, Lots 179 through 161, Lot 192, Lots 194 through 197, Lots 203 through 206, and Lots 238 through 240, Section Two, Larchwood, of record in Plat Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janet Ann Attkisson by Quitclaim Deed from Jeffery Leon McGee, dated 05/15/2017, of record in Instrument No. 20170515-0047944, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Pages 207 and 208, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5479, Page 443, Revised Restrictive Covenants of record in Book 5681, Page 532, Book 6011, Page 130, Amendment of record in Book 5688, Page 696, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 5626, Page 823, Book 5626, Page 833, Book 5728, Page 449, Book 5728, Page 453 and Book 5728, Page 472, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3312 White Pine Drive, Nashville, TN 37214

File No.: 01288-41104
SMG TN Warranty Deed

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 this 27th day of December, 2017.

Janet Ann Attkisson

State of Tennessee
County of Wilson

Personally appeared before me Janet Ann Attkisson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2017.

Notary Public
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

