Bill Garrett Davidson County
Batch# 44051 DEEDWARR
01/03/2018 02:35:30 PM 2 pgs
Fees: $13.00 Taxes: $695.60
20180103-0001025

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Brandon Tomlin	Franklin American Mortgage	143-01-OC-010.00
(NAME)	(NAME)	
6952 Highway 70 S, Apartment 110	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, I, **Michele Etling**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Brandon Tomlin and Anna Marie Tomlin**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being ~~Unit~~ Lot D2 No. 110, on the First Revision, Horizontal Property Regime Common Element Plat, West Port Landing Condominiums, of record in Instrument No. 200403100027295, Register's Office for Davidson County, Tennessee, as further established by Master Deed of record in Instrument No. 200310310160421, as amended in Instrument No. 200405260061758 and Instrument No. 200412010143197, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michele R. Etling, unmarried by Warranty Deed dated May 20, 2008 from Manicia Weaver, Trustee of the M.W. Revocable Living Trust Agreement dated November 23, 2005 of record in Instrument 200805230053006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat of record in Instrument 200403100027295; (2) Master Deed of record in Instrument No. 200310310160421, as amended in Instrument No. 200405260061758, and Instrument No. 200412010143197; (3) Dedications of Public Utilities Easements of record in Book 6431, Page 395 and Book 6532, Page 900; (4) Storm Water Detention Agreement of record in Instrument 200106050058195, Register's Office for Davidson County, Tennessee.

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 6952 Highway 70 S, Apartment 110, Nashville, TN 37221

(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), their heirs and/or 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), their heirs and/or 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 15th day of December, 2017.

Michele Etling

State of Tennessee
County of Davidson

Personally appeared before me Michele Etling, 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 15th day of December, 2017.

Notary Public Chris Jackson
My Commission Expires: 4/6/2018

CHRIS L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2019

File No.: 01288-41065
SMG TN Warranty Deed