Bill Garrett Davidson County
Batch# 46633 DEEDWARR
01/10/2018 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,627.63
20180110-0003391

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2300

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of January, 2018

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tara M Ladd 7205 South Colony Drive Nashville, TN 37221	New Owner	155-08-0B-075.00-CO

WARRANTY DEED

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, I/WE,

Janet Melissa Carpenter Denton- Gatewood and Christopher Todd Gatewood

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tara M Ladd and Brooke K Schiferle, spouses married to each other

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. 75 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, 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 Janet Melissa Carpenter Denton by Quitclaim Deed from William M. Denton, III of record in Instrument No. 20141103-0101373 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on November, 03, 2014.

Janet Melissa Carpenter Denton having since married and is now known as Janet Denton Gatewood. Christopher Todd Gatewood hereby joins in the execution of this deed to convey and any and all martial rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7205 South Colony Drive, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of January, 2018.

Janet Denton Gatewood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Denton Gatewood** 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 and official seal at Nashville, Tennessee this 9th day of January, 2018.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-2-19

(Notary Seal)

Christopher Todd Gatewood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Christopher Todd Gatewood
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 and official seal at Nashville, Tennessee this 9th day of January, 2018.

Notary Public
My Commission Expires: 11-20-18



(Notary Seal)

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY