Bill Garrett Davidson County
Batch# 55738 DEEDWARR
02/05/2018 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20180205-0011759

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $342,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 5th day of February, 2018.<br><br>Notary Public<br><br>My commission expires: 02/10/2021 |

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Thomas W. Laws<br>Nicole Marie Laws | Franklin American Mortgage | |
| 2817 Noonan Drive | 6000 Tower Circle Suite 600 | 083150G00100CO |
| Nashville, TN 37206 | Franklin TN 37067 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK INSANA, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS W. LAWS AND NICOLE MARIE LAWS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 2617A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2817 Noonan Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170606-0056465, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Byron C. Williams, Jr. by Quitclaim Deed from Elizabeth M. Williams, of record in Instrument No. 20040624-0074746, Register's Office for Davidson County, Tennessee, dated June 22, 2004 and recorded on June 24, 2004. The said Elizabeth M. Williams having reserved a life estate interest in the subject property unto herself within said deed.

Being a portion of the same property conveyed to Jonathan A. Walter, an unmarried man by Warranty Deed from Byron C. Williams, Jr. and Elizabeth M. Williams now known as Elizabeth C. Williams, unmarried, of record in Instrument No. 20150602-0050958, Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on June 02, 2015.

Being a portion of the same property conveyed to Mark Insana by Warranty deed from Jonathan A. Walter, an unmarried man of record in Instrument No. 20170227-0019005 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2817 Noonan Drive, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of February, 2018.

**Mark Insana**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Insana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

# Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*
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.

Ernest D. Bennett III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
*Notary's Name*
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
*Signer's Name*
document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

