WARRANTY DEED

Bill Garrett Davidson County
Batch# 64374 DEEDWARR
03/02/2018 11:20:56 AM 2 pgs
Fees: $13.00 Taxes: $669.70

20180302-0019861

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson (TN)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

AMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Katie M. Sokol	Ascend Federal CU	34-9-142
(NAME)	(NAME)	
102 Monticello Avenue	520 Airpark Dr	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Tullahoma TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180468

For and 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, Carlton Calcote, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Katie M. Sokol and Seth D. Rentfrow, wife and husband, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 6, on the plan of Gateway Subdivision, Section 2 which plat is of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Carlton Calcote by Warranty Deed from Elmer A. Cosby, Jr., dated January 17, 2014 and filed of record in Instrument No. 20140127-0007148, Scrivener's Affidavit of record in Instrument No. 20171107-0114446, Register's Office for Davidson County, Tennessee.

Carlton Calcote, Carlton Calcotte, Carlton Calcote and Carl Calcote are all one and the same person.

Unimproved ☐

This is improved ☒ property, known as 102 Monticello Avenue, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of February, 2018

Carlton Calcote

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carlton Calcote, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of February, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021