WARRANTY DEED

File #18087

Bill Garrett Davidson County
Batch# 66104 DEEDWARR
03/07/2018 10:27:07 AM 2 pgs
Fees: $13.00 Taxes: $856.55
20180307-0021450

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Fricrson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demetrick Norment	NEW OWNER	-058-09-0A-137.00-CO
(NAME)	(NAME)	
2349 Hockett Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Takura Mushipe and Erika Mushipe, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Demetrick Norment and LaChanta Norment, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 129 on the Plan of Creekside Trails, Phase 5 of record in Plat at Instrument No. 20051103-0133061, 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 Takura Mushipe and Erika Mushipe by Warranty deed from Barrington E. Gist, unmarried of record in Instrument No. 20150817-0082520 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 17, 2015.

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.

unimproved ☐
This is improved ☒ property, known as 2349 Hockett Drive, Nashville, TN 37218

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 5th day of March, 2018.

Takura Mushipe

Erika Mushipe

STATE OF North Carolina

COUNTY OF Mecklenburg

JOHNNY P GUTHRIE
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires March 29, 2020

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Takura Mushipe and Erika Mushipe, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2018.

My Commission Expires: March 29, 2020

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027