Bill Garrett Davidson County
Batch# 75263 DEEDWARR
04/02/2018 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180402-0030134

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 30th day of MARCH, 2018.

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Nancy E. Pease** | NEW OWNER | **15010002400** |
| **3041 Fieldstone Drive** | | |
| **Antioch, TN 37013** | | |

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 ACKNOWLEDGE, WE,

**Renae Purdy and Camille Lynn Trigg and Dawn Taylor**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nancy E. Pease, unmarried**

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, being Lot No. 87, Cherry Hills, Section 10-B, according to survey and plat of record in Plat Book 5210, page 139, of the Register's Office for Davidson County, Tennessee, to which survey and plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Carlene W. Collier (unmarried), by Warranty Deed from Richard W. Smith and wife, Josey Kelline Smith, dated February 17, 1988, of record in Book 7478, page 734, Register's Office for Davidson County, Tennessee. Carlene W. Collier died intestate on 10/6/17 leaving Renae Purdy, Camille Lynn Trigg, and Dawn Taylor as her sole heirs,. Reference made to Affidavit of Heirship of record in Instrument No. 201802050011749, and to a further Affidavit of Heriship being recorded simultaneously herewith in Instrument No. 201804020030133, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 5210, page 139, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 5405, page 344, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3041 Fieldstone Drive, Antioch, TN 37013.

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 in 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.

Renae Purdy Date: 3/29/18
Renae Purdy

Camille Lynn Trigg Date: 3/29/18
Camille Lynn Trigg

Dawn Taylor Date: 3/29/18
Dawn Taylor

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Renae Purdy, Camille Lynn Trigg, and Dawn Taylor, the within named Grantor(s), 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, at office, this 29th day of March 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEFEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER