WARRANTY DEED

Bill Garrett Davidson County
Batch# 79517 DEEDWARR
04/11/2018 09:05:30 AM 2 pgs
Fees: $13.00 Taxes: $488.40
20180411-0033982

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of ~~March~~ April, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jomekia Braden	owner at property	053 09 0A 004.00CO
(NAME)	(NAME)	
1414 E Cedar Lane	address	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Carlos D. Markham and Luella S. Markham, Trustees of the **Carlos D. Markham and Luella S. Markham Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jomekia Braden,** Single 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 Unit No. 1414 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said Unit. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Neely's Bend Villas of record in Book 5625, Page 1, as amended in Book 6119, Page 322 and Book 10268, Page 492, said Register's Office.

Being the same property conveyed to Carlos D. Markham and Bob Kernodle by Warranty Deed from John E. Bentley, Trustee, dated May 4, 1984 and recorded May 7, 1984 in Book 6286, Page 152, Register's Office for Davidson County, Tennessee; the property was further conveyed to The Carlos D. Markham and Luella S. Markham Revocable Living Trust by Quitclaim Deed (as to their one-half undivided interest) from Carlos D. Markham (joined by Luella S. Markham), dated February 22, 2002 and recorded February 28, 2002 in Instrument Number 20020228-0025318, and also by Quitclaim Deed (as to their one-half undivided interest) from Bob Kernodle and wife, Patricia Sue Kernodle, dated March 5, 2004 and recorded March 17, 2004 in Instrument Number 20040317-0030486, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1414 E Cedar Lane, Madison, TN 37115
(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/our hands this 9th day of April, 2018.

CARLOS D. MARKHAM AND LUELLA S. MARKHAM
REVOCABLE LIVING TRUST

Carlos D. Markham
Carlos D. Markham,
Trustee

Luella S. Markham
Luella S. Markham
Trustee

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Carlos D. Markham and Luella S. Markham with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustees of the Carlos D. Markham and Luella S. Markham Revocable Living Trust and that they as such Trustees executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Trustees.

WITNESS my hand and seal this 9th day of April, 2018

Jennifer A Hoffman
Notary Public
My Commission Expires: 6/18/19

File No.: 20181710

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019