Bill Garrett Davidson County
Batch# 84286 DEEDWARR
04/24/2018 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180424-0038564

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 18031540A**<br><br>ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON<br>My Comm. Expires September 7, 2021 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.<br><br>Bill Brayan<br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of April, 2018.<br><br>Angela G. Batson<br>Notary Public<br>My Commission Expires: 9-7-21 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jordan Fernandes and Kirsten Fernandes<br>1452 Ocoee Trail<br>Madison, TN 37115 | Send Tax Bills To:<br>JP Morgan Chase Bank<br>P.O. Box 78420<br>Phoenix, AZ 85062-8420 | Tax Information:<br>Tax Parcel ID No.<br>06302016300 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Double T Capital Management, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Fernandes and Kirsten Fernandes, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 92 on the Map of Nawakwa Hills Powwow Addition, Section No. 3, as of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed by Warranty Deed from Kudzu Real Estate, Inc. to Double T Capital Management, LLC as recorded on the 1st day of August, 2017 in Instrument No. 20170801-0077940 and Warranty Deed from Brent Dorris, married to Kudzu Real Estate, Inc. as recorded on the 27th day of July, 2015 in Instrument No. 20150727-0073334, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NAWAKWA HILLS POWWOW ADDITION, SECTION NO. 3, as recorded in Plat Book 974, Page(s) 25.

This is improved property located at 1452 Ocoee Trail Madison TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 23rd day of April, 2018.

**Double T Capital Management, LLC**

**By: Trevor Garrett, Member**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Trevor Garrett**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of **Double T Capital Management, LLC**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of April 2018.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Certification of Authenticity

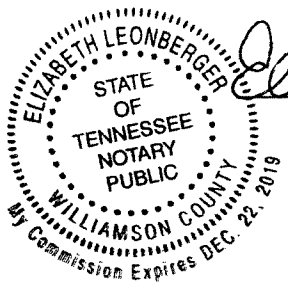
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.




Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).