Bill Garrett Davidson County
Batch# 84867 DEEDWARR
04/26/2018 10:44:26 AM 2 pgs
Fees: $13.00 Taxes: $436.60
20180426-0039365

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lavelle M. Hatcher
675 Longhunter Court
Nashville, TN 37217-3775

SEND TAX BILL TO:
Fifth Third Mortgage Company
5050 Kingsley Drive
MD: 1 MOCBQ
Cincinnati, OH 45227

MAP/PARCEL 135-08-0A-675.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nia Esmond, now known as Nia Deann Esmond Perry, Married, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Lavelle M. Hatcher, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium, in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 675, in Tract #19 Site Plan Nashboro Village Nineteen Condominium, a Horizontal Property Regime, as shown on the Plat of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Nia Esmond by Warranty Deed from Samantha J. Davenport-Montle F/K/A Samantha J. Davenport, married of record in Instrument No. 20080530-0054956 Register's Office for Davidson County, Tennessee, dated May 28, 2008 and recorded on May 30, 2008.

Thomas Perry, the spouse of Nia Deann Esmond Perry, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Nia Deann Esmond Perry.

This is improved property known as: **675 Longhunter Court, Nashville, Tennessee 37217-3775**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 23rd day of April, 2018.

WITNESS MY HAND on this the 23rd day of April, 2018

Nia Deann Esmond Perry

Nia Deann Esmond Perry

Thomas Perry

Thomas Perry

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nia Deann Esmond Perry and Thomas Perry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of April, 2018.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of April, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180190