Bill Garrett Davidson County
Batch# 87705 DEEDWARR
05/03/2018 09:27:04 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180503-0042131

WARRANTY DEED

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Thomas II	First Bank Mortgage	041 01 0A 114.00
(NAME)	(NAME)	
5082 Cobblestone Creek Dr.	P.O. Box 11733	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Newark NJ 07101	
(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, We, Milton Nettles and Joy Nettles, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Thomas II, unmarried man, 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 Lot No. 142 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20110819-0064540, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Milton Nettles, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 27th, 2011, of record in Instrument Number 20111107-0086697, Register's Office for Davidson County, Tennessee.

Milton Nettles having since married Joy Nettles.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Instrument No. 20110819-0064540 and Instrument No. 20081023-0106163; Easements of record in Book 2493, page 137, Instrument No. 2007119-0135018, Instrument No. 20110304-0017593, Instrument No. 20001106-0109775 and in Instrument No. 20000802-0076504; Restrictions of record in Instrument No. 20041208-0146322 and in Instrument No. 20041208-0146324; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5082 Cobblestone Creek Dr., Whites Creek, TN 37189

(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.

Joy Nettles, spouse of Milton Nettles, joins in signing this deed to convey any and all marital interest to the property.

Witness our hands this 1st day of May, 2018.

Milton J. Nettles Ed.D.
Milton Nettles

Joy Nettles by
Milton J. Nettles, Ed.D., Atty.-in-fact
Joy Nettles by her attorney in fact,
Milton Nettles

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, **Milton Nettles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the Grantor, **Joy Nettles**, and is authorized by the Grantor to execute this instrument on behalf of the Grantor, as evidenced by a Power of Attorney recorded in Instrument No. 20180503-0042130, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal of this office in Murfreesboro, Rutherford County, Tennessee, this 1st day of May, 2018.

My Commission Expires: 5/19/2020

Kalyn Swann
Notary Public

