WARRANTY DEED

Bill Garrett Davidson County
Batch# 89107 DEEDWARR
05/07/2018 09:59:05 AM 2 pgs
Fees: $13.00 Taxes: $952.75

20180507-0043278

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Laurie E Mills Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela M. Rovetto	Peoples Home Equity	
(NAME)	(NAME)	
2204 Dearborn Drive	5205 Maryland Way, Ste 100	08414001100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Laurie E. Mills Ford, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Angela M. Rovetto, an unmarried woman and Louise K. Rovetto, an unmarried woman as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), 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 all of Lot No. 126 on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laurie E. Mills by Deed from Wesley C. Shotwell and wife, Lisa B. Shotwell, dated 01/03/1991, recorded 01/10/1991, of record in Book 8273, Page 101, in the Register's Office for Davidson County, Tennessee.

The said Laurie E. Mills and Laurie Eakes Ford is one in the same person as Laurie E. Mills Ford.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters shown on the plat of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2204 Dearborn Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43028
SMG TN Warranty Deed

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this ~~1st~~ 2nd day of May, 2018.

Laurie E. (Mills) Ford

Laurie E. Mills Ford

State of Tennessee
County of ~~Wilson~~ Davidson

Personally appeared before me Laurie E. Mills Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2018.

Maria Mauthe

Notary Public

My Commission Expires: 11/8/2021

MARIA MAUTHE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122