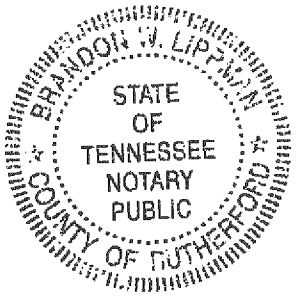
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-26-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittany Bowers	BRITTANY BOWERS	#15011027800
(NAME)	(NAME)	
3745 Belle Oaks Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-One Thousand And No/100 Dollars ($171,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANN HATCHER, UNMARRIED
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRITTANY BOWERS,
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. 15, on the Plan of Belle Oaks Subdivision, Phase I, of record in Plat Book 6900, Page 768, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Danny Hatcher and Ann Hatcher by Special Warranty Deed from Secretary of Veterans Affairs, of record in Instrument 20071127-0137711, said Register's Office, dated November 7, 2007. The said Danny Hatcher died June 12, 2013, and title vested in Ann Hatcher as surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 7821, Page 266, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 768, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3745 Belle Oaks Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 90143 DEEDWARR
05/08/2018 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $632.70
20180508-0044054

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 our hands this 4th day of May, 2018.

Ann Hatcher

STATE OF KENTUCKY
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Hatcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this May 4th, 2018.

My Commission Expires: 2/9/18

Notary Public

KAMI J. RISLEY
NOTARY
PUBLIC
STATE AT LARGE, KENTUCKY

True Copy Certification

I, Brandon Lippman, 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.

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Janice Shepherd [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] 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: 9-15-28

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY