Bill Garrett Davidson County
Batch# 98857 **DEEDWARR**
06/01/2018 11:08:50 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180601-0052285

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 25 day of May, 2018

Notary Public

My commission expires: 1-24-21

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cortessa Jenkins	**NEW OWNER** CMG	**15007051900**
1016 Dove Creek Court	3160 Crow Canyon	#900
Antioch, TN 37013	San Ramon CA 94583	

FOR AND IN 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 ACKNOWLEDGE, WE,

Carrie Davis and Terry Davis, wife and husband

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

Cortessa Jenkins, unmarried

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. 403 on the plan of Somerset, Phase I, a Planned Unit Development, as of record in Book 6900, pages 690 and 691, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carrie Davis and Terry Davis, wife and husband, by Warranty Deed from Robert Andrew Heatherly, unmarried, dated March 6, 2017, of record in Instrument No. 20170307-0022445, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1016 Dove Creek Court, Antioch, TN 37013.

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 in 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.

Carrie Davis Date: 5-25-2018
Carrie Davis

Terry Davis Date: 5/25/18
Terry Davis

STATE OF Tennessee
COUNTY OF Carroll

Personally appeared before me, a Notary Public of said County and State, Carrie Davis and Terry Davis, the within named Grantor(s), 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, at office, this 25th day of May, 2018.

Dwayne D. Maddox
NOTARY PUBLIC

My Commission Expires: 9-11-18

DWAYNE D. MADDOX III
NOTARY PUBLIC AT LARGE
CARROLL CO., TENNESSEE