Bill Garrett Davidson County
Batch# 101902 DEEDWARR
06/07/2018 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20180607-0054711

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF June, 20 18

Notary Public

MY COMMISSION EXPIRES: 9/25/18

(AFFIX SEAL)

NIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Xaviera Chevone Nicole Washington	SEND TAX BILLS TO: Xaviera Chevone Nicole Washington	MAP-PARCEL NUMBERS
(NAME) 577 Castlegate Drive	(NAME) 577 Castlegate Drive	13614023600
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(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, **Floyd S. Weekes, single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xaviera Chevone Nicole Washington, single woman** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot 74-B, as shown on the plan of Zone Lot Division of Lot Numbers 73, 74 and 75, Harbor Gate Subdivision, Section 2 of record in Plat Book 6250, Page 33, revised in Plat Book 6900, Page 297 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 577 Castlegate Drive, Nashville, TN 37217

Being the same property conveyed to Floyd S. Weekes by virtue of that certain Special Warranty Deed dated July 18, 2011, and being of record at Instrument No. 20110727-0057432 in the amount of $55,000.00 in the Register's Office of Davidson County, Tennessee.

The seller warrants that this property is not his primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. These include but may not be limited to those Restrictions of record in Book 6366, page 494.

unimproved
This is improved x property, known as 577 Castlegate Dr. Nashville, TN 37217
(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.

Witness my hand this 4th day of June, 2018.

Floyd S. Weekes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Floyd S. Weekes** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of June, 2018.

Notary Public

My Commission Expires: 9/25/18

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019