Bill Garrett Davidson County
Batch# 103328 DEEDWARR
06/12/2018 10:47:45 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180612-0056291

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of May, 2018.

NOTARY PUBLIC

My commission expires: 5-20-18

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cally Rempis and Steven Rempis	New Owners	149070A096.00CO
(NAME)	(NAME)	
908 Septo Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $176,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Felicia Duncan and Ryan Daugherty,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cally* Rempis and Steven** Rempis***, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: *Leigh **Russell ***wife and husband as joint tenants,

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:
Lot 96, CHELSEA VILLAGE, as shown on plat of record in Plat Book 7900, Page 119-121, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Latoya Floyd, married, by Warranty Deed from Donna Wade, married, of record in Instrument No. 20161230-0137239, in the Register's Office of Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016 .

Being the same property conveyed to Felicia Duncan and Ryan Daugherty, by Warranty Deed from Latoya Floyd, married filed for record on 3/19/2018 as Instrument Number 20180319-0025784, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 908 Septo Court, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of May, 2018.

Felicia Duncan

Ryan Daugherty

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Felicia Duncan and Ryan Daugherty, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122