WARRANTY DEED

Bill Garrett Davidson County
Batch# 107443 **DEEDWARR**
06/22/2018 10:31:41 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20180622-0060366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PREPARED BY: RETURN TO
BANKERS TITLE OF DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2018

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jaclynne Grosse	Everett Financial, INC. DBA Supreme Lending	171030B19900CO
(NAME)	(NAME)	
601 Old Hickory Boulevard, Unit 5	14801 Quorum Drive, Ste. 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181668

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, I/we, Amanda E. Rappa n/k/a Amanda E. Barfield, married, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jaclynne Grosse, 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 Unit No. 5 on the Plan of a Horizontal Property Regime (Private Element) Phase Two, Section Six, Townhomes of Fredericksburg, R20 Residential PUD, of record in Plat Book 9700, pages 953 and 954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian A. Rappa and Amanda E. Rappa, husband and wife by deed from Allegra Ann Marks, an unmarried person, dated March 11, 2015, of record in Instrument No. 20150317-0022756, Register's Office for Davidson County, Tennessee. The property was further conveyed to Amanda E. Rappa n/k/a Amanda E. Barfield by deed from Brian A. Rappa, dated February 29, 2016, of record in Instrument No. 20160301-0019504, Register's Office for Davidson County, Tennessee.

James Cripe is joining to convey his interest as spouse of Grantor

Unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Boulevard, Unit 5, Brentwood, TN 37027
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of June, 2018

Amanda E. Barfield

James Cripe

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Amanda E. Barfield and James Cripe the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of June, 2018.

Notary Public
My Commission Expires:

