Bill Garrett Davidson County
Batch# 110224 DEEDWARR
06/28/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $610.13
20180628-0062689

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$164,900.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS June 25, 2018. Notary Public MY COMMISSION EXPIRES: 12.03.19 (AFFIX SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0185**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Hartstern	Fifth Third Mortgage Co.	**165-13A-21.00CO**
(NAME) **605 N. Stonegate Drive**	(NAME) MD 1M0B2X 5001 Kingsley Drive	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS) Cincinnati, OH 45227	
(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, **Dora Lee Barrett, Widow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Hartstern, an unmarried woman,** 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. 367, on the Plan of Peppertree Forest, a Planned Unit Development, Section 5, of record in Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harriel Wayne Barrett and wife, Dora Lee Barrett, by Warranty Deed from David M. Holmes and wife, Debra L. Holmes, dated February 13, 2004, filed of record in Instrument No. 20040220-0019898, in the Register's Office of Davidson County, Tennessee. Harriel Wayne Barret having passed October 10, 2017.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **605 N. Stonegate Drive, Antioch, TN 37013**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **June, 2018**.

Dora LEE Barrett

Dora Lee Barrett

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Dora Lee Barrett**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **June, 2018**.

NOTARY PUBLIC

My Commission Expires: 10/24/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

