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Bill Garrett Davidson County
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07/17/2018 10:18:30 AM 5 pgs
Fees: $28.00 Taxes: $814.00
20180717-0069336

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 13th day of July, 2018, by and between **ALVIN W. LEE**, a single man, hereinafter known and referred to as **GRANTOR**, and **LATANYA LEE**, a single woman, whose tax mailing address is 1705 Neal Terrace, Nashville, TN 37203, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of Two Hundred Twenty Thousand and No/100 Dollars ($220,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his/her/their heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Attached to and becoming a part of Deed between ALVIN W. LEE, a single man, as Grantor, and LATANYA LEE, a single woman, as Grantee.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

ALVIN W. LEE

GRANTOR

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13th day of July, 2018, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **ALVIN W. LEE**.

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

Notary Public
My Commission Expires: 12/23/20

Attached to and becoming a part of Deed between ALVIN W. LEE, a single man, as Grantor, and LATANYA LEE, a single woman, as Grantee.

IN THIS OATH OF VALUE, I, or we, as Grantor(s) hereby swear or affirm that the actual consideration for this transfer is Two Hundred Twenty Thousand and No/100 Dollars ($220,000.00), to the best of Grantor's knowledge, information and belief.

ALVIN W. LEE

AFFIANT

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 13th day of July, 2018, the foregoing was produced to me and was ~~sworn to~~, acknowledged and delivered by **ALVIN W. LEE**.

Notary Public
My Commission Expires: 12/23/20

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Latanya Lee
1705 Neal Terrace
Nashville, TN 37203

Property Owner and Address:
Latanya Lee
1705 Neal Terrace
Nashville, TN 37203

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 3740

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Cottage Hill Section 1 of record in Plat Book 4860, Page 83, Register's Office for said County, to which reference is made for a more complete description.

Being the same parcel conveyed to ALVIN W. LEE, unmarried, from JAMES LEON CHURCH and wife, HELEN MARIE CHURCH, by virtue of a deed dated October 28, 1998, recorded November 4, 1998, in Book 11187, Page 519 County of Davidson, State of Tennessee.

Assessor's Parcel No: 149 02 0 010.00

True Copy Certification

I, **John Janeway**, 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.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, John Janeway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE