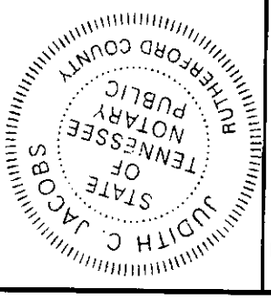
WARRANTY DEED

Bill Garrett Davidson County
Batch# 122100 DEEDWARR
07/30/2018 09:15:11 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180730-0073787



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: ~~March 13, 2019~~ 1-20-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garrett Lapham	Platinum Funding	136-15-OB-074.00-CO
(NAME)	(NAME)	
3401 Anderson Road, Unit 74	1913 Gunbarrel Rd ste 111	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John E. Taylor Jr., unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Garrett Lapham, a single man,** 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 74 on the plan of A Horizontal Property Regine (Private Element) Phase 2, Revision 1, Smith Springs Townhomes of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Taylor, Jr. by Quit Claim Deed dated August 4, 2010 from Torrean Chimere Taylor of record in Instrument No. 20110817-0063714 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3401 Anderson Road, Unit 74, Antioch, TN 37013
(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/our hands this 26th day of July, 2018.

John E. Taylor Jr.

State of Tennessee
County of Rutherford

Personally appeared before me John E. Taylor Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2018.

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 22591