Bill Garrett Davidson County
Batch# 122658 DEEDWARR
07/31/2018 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20180731-0074624

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-26-19 (AFFIX SEAL)

M-CC-18-4041

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Tribble and Heather Tribble	Same	
(NAME)	(NAME)	
4041 Calumet Drive		**150-14-0A-015.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LATICA MORTON, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSEPH TRIBBLE AND HEATHER TRIBBLE, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 15 on the Plan of Final Plat of Calumet- Phase One of record in Plat Book 6900, Page 673, 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 Latica Morton, an unmarried woman by Warranty deed from Glenn M. Bradley, unmarried, and Shannon S. Bradley, unmarried of record in Instrument No. 20040302-0023478 Register's Office for Davidson County, Tennessee, dated February 16, 2004 and recorded on March 02, 2004.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan of record in Plat Book 6900, Page 649, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7566, Page 664 as amended in Book 9751, page 92, Register's Office for Davidson County, Tennessee.
- By-Laws of Calumet Homeowners Association of record in Book 7566, Page 678 and Book 11356, page 224, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for sanitary sewer of record in Book 7797, Page 469, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains of record in Book 7797, Page 500, Book 8287, Page 15, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying the common open space of record in Book 7570, Page 216, in the Register's Office for Davidson County, Tennessee.
- Charter of Calumet Homeowners Association of record in Book 7572, Page 594 as amended in Book 7682, page 564 and Book 11356, page 218, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4041 Calumet Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this the 27th DAY OF JULY, 2018.

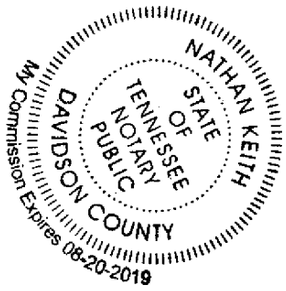
Latica Morton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATICA MORTON, the within named 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 27th of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

