Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

Karen Y Johnson Davidson County
Batch# 140478 **DEEDWARR**
09/13/2018 10:54:12 AM 2 pgs
Fees: $13.00 Taxes: $1,764.90

20180913-0090842

WARRANTY DEED

Kalyn Swann State of Tennessee Notary Public Rutherford County My Commission Expires 05-19-2020

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelvin Talley	First Community Mortgage, Inc.	110 00 0 208.00
(NAME)	(NAME)	
4135 Smotherman Lane	262 Robert Rose Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Murfreesboro, Tennessee 37129	
(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, Michael's Homes, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Kelvin Talley, 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, and being all of Lot No. 2, of the Final Plat of Resubdivision of Lot 1 of The Orville Earheart Subdivision, as shown on plat of same appearing of record in Instrument No. 20161215-0131545, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the same property conveyed to Michael's Homes, LLC, a Tennesee limited liability company, by Warranty Deed from Robert E. Lee and Patricia A. Lee, dated January 18th, 2017, of record in Instrument No. 20170119-0005753, Register's Office for Davidson County, Tennessee. ALSO being a portion of the same property conveyed to Robert E. Lee, a single person, by Warranty Deed from Orville Earheart and wife, Allie Mae Earheart, dated November 12th, 1984, of record in Record Book 6424, page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Plat Book 20161215-0131545; Easements of record in

Instrument No. 20171113-0116433; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4135 Smotherman Lane, Hermitage, TN 37076

(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 hand this 11th day of September, 2018.

Michael's Homes, LLC, a Tennessee limited liability company

By: _____
Debbie Goodwin, Authorized Agent

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, Debbie Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Michael's Homes, LLC, a Tennessee limited liability company the within named Seller, a limited liability company, and that she, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Authorized Agent.

WITNESS my hand and official seal of this office in Murfreesboro, Rutherford County, Tennessee , this 11th day of September, 2018.

_____
Notary Public for the State of Tennessee
My Commission Expires: _____

