Karen Y Johnson Davidson County
Batch# 151826 DEEDWARR
10/16/2018 03:17:02 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20181016-0102580

Warranty Deed

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Tanisha Sharnae McGhee
Affiant

Subscribed and sworn ~~to before me,~~ this the 12th day of October, 2018.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tanisha Sharnae McGhee	VANDYK MORTGAGE CORP	
3353 Calais Circle	2449 CAMELOT CT SE	150-09-0A-038.00-CO
Antioch, TN 37013	GRAND RAPIDS, MI 49546	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **POKIIMAKAMAI FUTRELL AND LUCAS FUTRELL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANISHA SHARNAE MCGHEE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 192 on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, 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 Richard Hilavati, a married man by Warranty Deed from Michelle McDonald, a married woman of record in Instrument No. 20070228-0024929 Register's Office for Davidson County, Tennessee, dated February 26, 2007 and recorded on February 28, 2007.

Final Decree Confirming Sale to G CO Investments LLC recorded in Instrument No. 20141217-0115425 and Affidavit recorded in Instrument No. 20160412-0035128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to First Home Financial, LLC by Quitclaim Deed from G Co Investments LLC of record in Instrument No. 20160512-0047371 Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 12, 2016.

Being the same property conveyed to Pokiimakamai Futrell and Lucas Futrell, wife and husband by Warranty Deed from First Home Financial, LLC, a Tennessee limited liability company of record in Instrument No. 20161026-0113361 Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on October 26, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3353 Calais Circle, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of October, 2018.

Pokiimakamai Futrell

Lucas Futrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Pokiimakamai Futrell and Lucas Futrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of October, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021