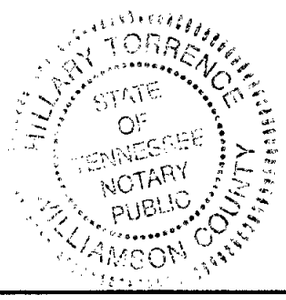
Karen Y Johnson Davidson County
Batch# 168548 DEEDWARR
11/29/2018 01:16:31 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20181129-0116485

WARRANTY DEED



STATE OF Tennessee
COUNTY OF ~~Rutherford~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ 28th day of November, 2018.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/05/2020

(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
Stephen A. Korte and Emily S. Korte	CapStar Bank	110-00-0-207.00
(NAME)	(NAME)	
4131 Smotherman Lane	2002 Richard Jones Rd., Ste. 300A	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37215	
(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 a/k/a Michael's Home, LLC HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Stephen A. Korte and Emily S. Korte, husband and wife, 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. 1, 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 Home, LLC, by Deed from Robert E. Lee and Patricia A. Lee, of record in Instrument No. 20170119-0005753, dated January 18th, 2017, Register's Office for Davidson County, Tennessee.

Michael's Homes, LLC is one and the same as Michael's Home, LLC.

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; Any and all matters appearing on the Plan of record in Instrument No. 20161215-0131545; Easements of record; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4131 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 27th day of November, 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 27th day of November, 2018.

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

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

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064