Karen Y Johnson Davidson County
Batch# 181830 DEEDWARR
01/09/2019 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,711.25
20190109-0002199

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-121532

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle Miller	FirstBank	
(NAME)	(NAME)	
703 Maplewood Lane	318 Seaboard Lane, Suite 205	061-06-0-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($462,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK LAROCCA AND REBECCA CHABOT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE MILLER, UNMARRIED WOMAN, 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:

Tract 1:

Being the Southeast part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, Register' s Office for Davidson County, Tennessee , described as follows:

Said part of said lot fronts 94 feet on the North side of Maplewood Road or Lane and runs back between parallel lines as measured from the center line of said Maplewood Road or Lane 375 feet along the common line between lots Nos. 1 and 2, to a dead line in the rear. .

(This is the same description as in Book 1195, age 235, Register' s Office for Davidson County, Tennessee.)

Tract 2:

Being part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, Register' s Office for Davidson County, Tennessee, described as follows:

Beginning at a spike in the center of Maplewood Lane at the South East corner of the tract or parcel of land conveyed to us by said deed from Mamie Crain Hardy and Husband; running thence North 2 degrees 45 West 166 feet to a point .5 feet West of corner of Rock Wall; thence North 77.5 degrees East 10.8 feet to a stake; thence North 7 degrees 45' East 103.18 feet to a fence post in the line between our lands and those of said A.W. Simpkins and wife thence with said line South 3 degrees 30' West 271.5 feet to the spike in the center of Maplewood Lane, the point of Beginning.

(This is the same description as in Book 1260, page 475, Register' s Office for Davidson County, Tennessee.)

Being the same property conveyed to Mason Hope Company LLC, a Tennessee Limited Liability Company by Warranty deed from David R. Huffman, administrator for the Estate of David Allen Byrd of record in Instrument No. 20150127-0007817 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 27, 2015.

Being the same property conveyed to Frank Larocca, unmarried by Warranty deed from Masonhope Company, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20170105-0001490 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 05, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 703 Maplewood Lane, Nashville, TN 37216

(House No.) (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 hand(s) this the 7th day of January, 2019

Frank Larocca

Rebecca Chabot

Rebecca Chabot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of January, 2019, before me personally appeared Frank Larocca and Rebecca Chabot, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of January, 2019.

Notary Public

My Commission Expires:

(SEAL)



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY