WARRANTY DEED

State of Tennessee
County of Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF January, 2019

Notary Public

MY COMMISSION EXPIRES: 3/31/21

(AFFIX SEAL)

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Karen Johnson Davidson County
Batch# 185503 DEEDWARR
01/18/2019 10:05:32 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190118-0005349

THIS INSTRUMENT WAS PREPARED BY
Title Specialists, Inc., 8870 Cedar Springs Lane, Suite 208, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Prestia	First Choice Lending Services, LLC, A Tennessee Limited Liability Company, ISAOA/ATIMA	087050A157.00CO
(NAME)	(NAME)	
5507 Knollcrest Court	9821 Cogdill Road, Suite 2	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 13602

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, we,

Randy Carie AKA Randall Carie, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Julia Prestia, unmarried,

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:

Tax ID#: 087050A157.00CO

Land in Davidson County, Tennessee, BEING Lot No. 50 on the Final Plat of Farmingham Woods, Phase IV, of record in Plat Book 7900, Page 555, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randy Carie, unmarried, by Warranty Deed, from Todd A. Stockton and wife, Cynthia Stockton, dated July 30, 2004 and recorded in Instrument No. 20040804-0093432 on August 4, 2004 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☑ Property, known as 5507 Knollcrest Court, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hands this 11 day of Jan, 2019.

Randy Carie AKA Randall Carie

SIGN

State of Tennessee
County of Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Randy Carie AKA Randall Carie,** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 11th day of January, 2019.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

SIGN

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY