Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Ste 290
Brentwood, TN 37027
B19-0198

Karen Johnson Davidson County
Batch# 197878 DEEDWARR
02/22/2019 09:45:18 AM 2 pgs
Fees: $13.00 Taxes: $908.72

20190222-0016154

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of February, 2019

Notary Public

Commission Expires: 1-3-

MARY FRANCES RUDY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laceey McLaughlin 4264 Sandstone Drive Antioch, TN 37013	New Owner	164 10 0A 260.00 CO

164 10 0A 260.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Kawanna R. Otis, a married woman*

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laceey McLaughlin, an 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:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Final Plat of Village Five, Summerfield Subdivision of record in Plat at Instrument No. 20051103-0133115, 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 Kawanna Weatherly, unmarried by Warranty deed from Southern Home Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070206-0015641 Register's Office for Davidson County, Tennessee, dated January 29, 2007 and recorded on February 06, 2007.

Being the same property conveyed to Kawanna R. Otis, a married woman by Quitclaim deed from Kawanna R. Otis, formerly known as Kawanna Weatherly and Timothy Otis, wife and husband of record in Instrument No. 20140324-0023682 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 24, 2014.

*Timothy Otis, signs to convey any interest he may have, marital or otherwise, as the spouse of Kawanna R. Otis.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4264 Sandstone Drive, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-CL-19-4264

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

Dated this the 19th day of February, 2019.

Kawanna R. Otis

Timothy Otis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kawanna R. Otis and Timothy Otis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of February, 2019

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 4-13-20

(Notary Seal)