Karen Johnson Davidson County
Batch# 210562 DEEDWARR
03/27/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190327-0027794

Prepared by:
Realty Title & Escrow Co., Inc.

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 26th **day of March, 2019.**

Notary Public
My commission expires: 8-22-22

04-1902-57154

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Ratliff Haylee M. Ratliff 3349 Milbridge Drive Antioch TN 37013	Mortgage Research Center, LLC d/b/a Veterans United Home Loans 3212 A. Lemone Industrial Blvd. Columbia, MO 65201	137-13-0-A-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond Tyler and Jeanine Tyler, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Ratliff and Haylee M. Ratliff, husband and wife**, hereinafter called the Grantees, their successors 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. 54, on the Plan of Section One, Peninsula Point, a Planned Unit Decelopment, of record in Book 9700, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond G. Tyler and Jeanine M. Tyler, husband and wife, by deed from Howard F. Franklin and Sue E. Franklin, married, dated May 13, 2015, recorded May 15, 2015, of record in Instrument No. 20150515-0044754, Register's Office for Davidson County, Tennessee.

Raymond G. Tyler and Raymond Tyler are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3349 Milbridge Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of March, 2019.

Raymond Tyler

Jeanine Tyler

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Raymond Tyler and Jeanine Tyler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 26th day of March, 2019.

Notary Public

My Commission expires: 3/31/20

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021