#34709

WARRANTY DEED

Karen Johnson Davidson County
Batch# 220322 DEEDWARR
04/22/2019 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20190422-0036745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$358,000.00.**

Deborah L. Whitley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Drive, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Leslie A Whitley and Deborah Whitley	FIRSTBANK	098130C04800CO
(Name)	(Name)	
1400 Johns Meadow Cove	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOYCE S. HOWARD, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE A WHITLEY AND DEBORAH L. WHITLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), 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. 28 on the Plan of Section Two, The Meadows of Seven Points, as of record in Instrument No. 20010726-0079443, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce S. Howard, unmarried by Limited Liability Warranty Deed dated October 31, 2005 from Sirva Relocation Credit, LLC, a Delaware limited liability company, of record in Instrument No. 20051103-0133111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 098 13 0 C 048 00CO.

2. Declaration of Covenants, Conditions, and Restrictions for The Meadows of Seven Points, of record in Book 11670, page 822, Register's Office for Davidson County, Tennessee.

3. Dedication of common area to Homeowners Association of record in Instrument No. 20090107-0001612, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Instrument No. 20010726-0079443, Register's Office for Davidson County, Tennessee.

5. Storm water detention agreement of record in Book 11681, page 411 and Instrument No. 20010626-0067703, Register's Office for Davidson County, Tennessee.

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.

Executed by my hand this 18th Day of April, 2019.

Joyce S. Howard

STATE OF Tennessee

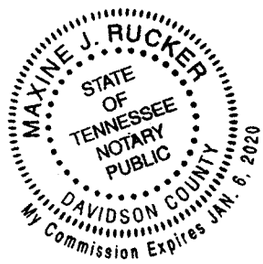
COUNTY OF Davidson

Before me, a Notary Public for the above County and State, do hereby certify that **Joyce S. Howard** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand on this 18th Day of April, 2019

Notary Public

My Commission Expires: _____



Please return to
First Title and Escrow Company, Inc.
3811 Bedford Avenue, Suite 205
Nashville, TN 37215

True Copy Certification

I, GEORGE E. MUDTER JR., 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 document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

