WARRANTY DEED

Karen Johnson Davidson County
Batch# 220697 **DEEDWARR**
04/23/2019 08:50:32 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20190423-0036979

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Karen Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BETH WRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6200

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney D. Brandon	United Wholesale Mortgage	16412004800
(NAME) 1017 Pin Oak Drive	(NAME) P.O. Box 650530	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75265-0530	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Korsha L. Leatherman, f/k/a Korsha L. Keys,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Courtney L. Brandon, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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. 176 on the Plan of Meadow Woods, 2nd Revision, Phase 1, of record in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Korsha L. Keys, unmarried by Warranty Deed from April D. Sullivan Cesario, married, dated October 17, 2014 and recorded October 20, 2014 of record in Instrument No. 20141020-0096433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 9700, Page 570; (2) Covenants, conditions, restrictions and easements, if any, recorded as Book 10666, Page 748; (3) Covenants, conditions, restrictions and easements, if any, recorded as Book 10788, Page 10, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1017 Pin Oak Drive (A/K/A 1501 Laurel Oak Drive), Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of April, 2019.

Korsha L. Leatherman

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Korsha Leatherman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of April, 2019.

Notary Public:
My Commission Expires: February 26, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129