Karen Johnson Davidson County
Batch# 220888 DEEDWARR
04/23/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190423-0037294

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2019:

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-040502

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bobby Wilson and Derek Vandlen	Bobby Wilson and Derek Vandlen	
(NAME) 3927 Plantation Drive	(NAME) 3927 Plantation Drive	075-09-0-058.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 574 JOYCE LN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY WILSON AND DEREK VANDLEN, TENANTS IN COMMON, 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 Hermitage Hills, Section One of record in Plat Book 2900, Page (s) 48 and 49, 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 Charles Lanier and spouse, Regina Lanier by Warranty deed from Douglas M. Waller and wife, Shearin E. Waller of record in Instrument No. 20020701-0078675 Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 01, 2002.
and Final Decree of Divorce recorded on February 25, 2009, in Instrument No. 20090225-0016684

Being the same property conveyed to 574 Joyce LN, LLC by Substitute Trustees deed from Shapiro and Ingle, LLP of record in Instrument No. 20170719-0072651 Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on July 19, 2017.

unimproved ☐
This is improved ☒ property, known as 3927 Plantation Drive, Hermitage, TN 37076
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness 574 Joyce Ln, LLC, a Tennessee Limited Liability Company this 18 day of April, 2019.

574 Joyce Ln, LLC

BY: _____
Christopher G. Neel
President

BY: _____
Wilson C. Laine
Secretary

STATE OF Tennessee
COUNTY OF Williamson

On this the 19th day of April, 2019, before me personally appeared Chrstopher G. Neel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of 574 Joyce Ln, LLC, the within named bargainor, a limited liability company, and that he/she as such President and Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of April, 2019.

_____
Notary Public

My Commission Expires: 6/25/21

(SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of April, 2019, before me personally appeared Wilson C. Laine, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President and Secretary of 574 Joyce Ln, LLC, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of April, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

VANESSA CHANG
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires
July 9, 2022

True Copy Certification

I, Madeleine Constantine, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, 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: 01/24/2023

