Karen Johnson Davidson County
Batch# 223629 DEEDWARR
04/30/2019 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20190430-0039590

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tammy Lee Dennis, a single woman	Legacy Home Loans	Map: 096160A05500
(NAME) 113 Lakebrink Dr	(NAME) 4004 Hillsboro Pike, Ste 216B	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-TWO THOUSAND AND NO/100 DOLLARS ($162,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GERI MCBRIDE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAMMY LEE DENNIS, A SINGLE 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:

Described property located in Davidson County, Tennessee being Unit 35 of the First Revision, Phase One, Section Two, Larchwood Planned Unit Development of Record in Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Geri McBride, by deed from Roy L. Brock, of record in Instrument No. 20060224-0021750, dated February 24, 2006, Register's Office for said County. Also see Scrivener's Affidavit of record in Instrument No. 20070813-0096479 and Warranty Deed of record in Book 9570, Page 890, Register's Office for said County

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 347, said Register's Office.

Charter for Homeowner's Association of record in Book 6391, Page 434 and Book 6391, Page 440, said Register's Office.

Quitclaim Deed of common areas to Homeowner's Association of record in Book 6323, Page 670, Book 6767, Page 385, and Book 7440, Page 30, said Register's Office.

Sewer Easements to Metropolitan Government of record in Book 4868, Page 616, Book 5569, Page 99, Book 5626, Page 823, Book 5728, Page 449, Book 5728, Page 453, Book 6434, Page 906, Book 6518, Page 722, Book 6518, Page 725, Book 6592, Page 366, Book 6592, Page 370, said Register's Office.

Easements for Water Mains and Taps to Metropolitan Government of record in Book 5626, Page 823 and Book 5728, Page 472, said Register's Office.

Easement for Sewer and Drainage to Metropolitan Government of record in Book 5699, Page 230 and Book 6434, Page 906, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5479, Page 443, amended in Book 5681, Page 532, Book 5688, Page 696, Book 5773, Page 797, Book 6011, Page 130, Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449, Book 6767, Page 385, Book 7434, Page 620, Book 7792, Page 540, Book 8032, Page 432, Book 9827, Page 12, Book 6299, Page 166, amended in Book 6301, Page 96, Book 6391, Page 459, Book 6873, Page 939, Book 7271, Page 342, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 113 Lakebrink Dr., Nashville, TN 37214
(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.

Witness our hands this 26th day of April, 2019.

Geri McBride

GWEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SEVIER COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geri McBride, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of April, 2019.

My Commission Expires:
10/23/2019

Notary Public

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.