WARRANTY DEED

Karen Johnson Davidson County
Batch# 231234 DEEDWARR
05/17/2019 09:21:58 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20190517-0046569

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-07-19
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY ANO REVIEWED
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chris A. Tatum and Condra Tatum	PennyMac Loan Services	150 03 0 298.00
(NAME)	(NAME)	
3905 Hillshire Drive	3043 Townsgate Rd, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Westlake Village, CA 91361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

~~For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named~~ Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sherri Bahns, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chris A. Tatum and Condra Tatum, husband and wife**, 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. 609, on the plan of Section 2, Kensington of Priest Lake, of record in Plat Book 6250, Page 592 and 593, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 609 fronts 94.33 feet on the southerly margin of Hillshire Drive and extends back 130 feet on the westerly line and 145 feet on the easterly line to a dead line in the rear measuring 108.09 feet thereon.

Being the same property conveyed to Sherri Bahns, unmarried woman by Warranty Deed from Salah Khalifa Anis, Eed Fayez Zaki Girgis, and Alaa Metias dated March 30, 2017 and recorded April 4, 2017 as Instrument No. 20170404-0032839, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3905 Hillshire Drive, Antioch, TN 37013

File Number: GRN-1902864SSO

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 15th day of May, 2019

Sherri Bahns

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sherri Bahns, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2019.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-1902864SSO