WARRANTY DEED

Karen Johnson Davidson County
Batch# 241144 **DEEDWARR**
06/10/2019 03:26:56 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190610-0055607

JM-CBB-19-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan H. Booth	**Northpointe Bank**	
(NAME)	(NAME)	**180-04-0A-037.00-CO**
2009 Sherbrooke Ln	**3333 Deposit Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Grand Rapids, MI 49546**	
(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 consideration, the receipt of which is hereby acknowledged, **KENNETH D. LITTLE AND WIFE, JANET P. LITTLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN H. BOOTH, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 161 on the Plan of Section One, Highland Creek of record in Plat Book 9700, Page (s) 959 and 960, 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 Kenneth D. Little and wife, Janet P. Little by deed from Jane C. Vanderburgh, unmarried of record in Instrument No. 20141118-0106433 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 18, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 9700, Page 959 and 960, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Highland Creek of record in Book 11568, Page 311 and supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.
- By-Laws of Highland Creek Homeowners Association, Inc. of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.
- Conveyance of open space of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 5266, Page 40, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2009 Sherbrooke Ln, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 my/our hand(s) this the 7th DAY OF JUNE, 2019.

Kenneth D. Little

Janet P. Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212