Karen Johnson Davidson County
Batch# 243709 DEEDWARR
06/17/2019 09:52:41 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20190617-0057769

WARRANTY DEED

SARAH M TROUPE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER My Comm. Expires

SARAH M TROUPE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019

Sarah M. Troupe
Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

Please Ret →

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tiffany N. Fuqua	Highlands Residential Mortgage, LTD	03409014700
(NAME)	(NAME)	
407 Melissa Court	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191528

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Christopher Tucker, an unmarried man and Melissa Dawn Tucker, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tiffany N. Fuqua, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 11 on the Plan of Gateway, Section 2, of record in Book 3300, page 81, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point on the easterly side of Melissa Court, being the common corner of Lots No. 10 and 11; thence easterly 129.1 feet to a point; thence southerly 265.4 feet to a monument; thence westerly 30.0 feet to a monument; thence westerly 39.5 feet to a point, being the common corner of Lots No. 11 and 12; thence northerly 259.0 feet to a point on the southerly side of Melissa Court; thence northeasterly 55.41 feet on a curve; thence northerly 28.71 feet to the point of beginning.

Being the same property conveyed to Christopher Tucker a single man by Deed from Roger E. Neely, married dated April 15, 2011 and filed of record in Instrument No. 20110419-0030127 Register's Office for Davidson County, Tennessee. And further conveyed to Christopher Tucker and Melissa Dawn Tucker, husband and wife, by Quitclaim Deed from Christopher Tucker dated January 13, 2017 and filed of record in 20170215-0015786, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and also subject to easement appearing of record in Instrument No. 20140114-0003779, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 407 Melissa Court, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of June, 2019

Christopher Tucker

Melissa Dawn Tucker

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher Tucker and Melissa Dawn Tucker, the within named 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, at office, this 14th of June, 2019.

AEWalston

Notary Public
My Commission Expires: 3-2-2021

