SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,000.00

Ronnie E Massey 6/17/19
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2019.

Sheri Engel
NOTARY PUBLIC

MY COMMISSION EXPIRES January 5, 2020

Karen Johnson Davidson County
Batch# 245021 DEEDWARR
06/18/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20190618-0058560

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-57833

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ronnie E. Massey	LoanDepot.com	086-02-0-015.00
6006 Cortez Court	4800 N. Scottsdale Rd Ste 3800	
Hermitage, TN 37076	Scottsdale, AZ 85251	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BROOKE ENGLAND AND KENNETH ENGLAND, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RONNIE E. MASSEY, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 109 on the Plan of Dodson Heights of record in Plat Book 2900, Page 113, 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 Brooke England and Kenneth England, wife and husband by Warranty deed from Jeniffur Donovan A/K/A Jenifur Donovan, an unmarried person of record in Instrument No. 20040324-0033057 Register's Office for Davidson County, Tennessee, dated February 20, 2004 and recorded on March 24, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 6006 Cortez Court, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 17th day of June, 2019.

Brooke England

Kenneth England by Brooke England as Attorney-in-Fact

Kenneth England by Brooke England as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brooke England, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2019.

Notary Public_____

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brooke England, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Kenneth England, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Kenneth England, and is authorized by Kenneth England, to execute this instrument on his behalf.

Witness my hand and official seal, this 17th day of June, 2019.

Notary Public_____

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 19-5783B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY