Karen Johnson Davidson County
Batch# 252931 DEEDWARR
07/05/2019 08:47:30 AM 2 pgs
Fees: $13.00 Taxes: $882.45

20190705-0065502

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $238,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6.21.22

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5850H

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Emily Richards | Ameris Bank | 161-09-0-079.00 |
| 5507 Hill Ct | 3 Corporate Sq 7th Floor | |
| Nashville, TN 37220 | Atlanta, GA. 30329 | |

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,

**ERICA STONE, AS HER SOLE AND SEPARATE PROPERTY**

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

**EMILY RICHARDS, A SINGLE WOMAN**

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. 24A on the Plan of Zone Lot Division, Lot 24, Section One, Brentwood Meadows of record in Plat Book 5200, Page 694, as amended in Plat Book 6250, Page 296, 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 Erica Stone, as her sole and separate property by Warranty deed from Leighanne White (formerly Leighanne Alger) and Christian B. White, wife and husband of record in Instrument No. 20161123-0123540 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 23, 2016.

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 5507 Hill Ct, Nashville, TN 37220

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 2nd day of July, 2019.

Erica Stone

Erica Stone

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, ERICA STONE, the within named grantor(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 2nd day of July, 2019.

Laurie Damewood

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

My Commission Expires: _____

**File #: 19-5850H**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**