Return To:
Four Star Title, LLC
506 N. Mt. Juliet Road
Mt Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Karen Johnson Davidson County
Batch# 257863 DEEDWARR
07/17/2019 09:08:24 AM 2 pgs
Fees: $13.00 Taxes: $913.90

20190717-0069738

Affiant

Subscribed and sworn to before me, this 16th day of July, 2019.

MICHELE MAZZANTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: 10/20/20

04-1906-57289

Address of New Owner:	Send Tax Bills to:	Tax Information:
Devan K. D'Ercole 3416 Country Hill Rd. Antioch TN 37013	~~Devan K. D'Ercole~~ Mortgage Research dba Veterans United Home Loans ~~3416 Country Hill Rd~~ ~~Antioch, TN 37013~~ 1400 Veterans United Dr. Columbia, MO 65203	150-03-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jasmine Reams, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Devan K. D'Ercole and Laura L D'Ercole, husband and wife**, hereinafter called the Grantees, their successors 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. 12, on the Plan of Section Two, "The Country", of record in Book 5050, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jasmine Reams, married by deed from The Secretary of Housing and Urban Development of Washington, D.C., dated October 16, 2012, recorded October 30, 2012, of record in Instrument No. 20121030-0099221, Register's Office for Davidson County, Tennessee.

Monterrace Reams, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3416 Country Hill Rd., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 16th day of July, 2019.

Jasmine Reams

Monterrace Reams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jasmine Reams and Monterrace Reams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 16th day of July, 2019.

Notary Public

My Commission expires: 3/31/20

