Karen Johnson Davidson County
Batch# 260424 DEEDWARR
07/22/2019 03:02:30 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20190722-0071803

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1725

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2019.

Notary Public

Commission Expires: 5.23.23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Hepp and Jared Guest 5406 Oakmont Circle Nashville, TN 37209	Pinnacle Bank 4403 Elvis Presley Blvd. Memphis, TN 38116	103-70-0-500.0

WARRANTY DEED

FOR AND IN 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, I/WE,

Whitney O. Booth, a single person NKA Whitney Olivia Booth Lockard and husband, Mark Lockard

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared Guest, a single man, and Elizabeth Hepp, a single woman, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, 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 Whitney O. Booth, a single person by Warranty deed from Reid A. Garrett and Patricia Smith Garrett of record in Instrument No. 20130813-0084639 Register's Office for Davidson County, Tennessee, dated August 07, 2013 and recorded on August 13, 2013. Whitney O. Booth, having since married and is now known as Whitney Olivia Booth Lockard. Mark Lockard hereby joins in the execution of the deed to convey any an all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 5406 Oakmont Circle, Nashville, TN 37209

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 we so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of July, 2019.

Whitney Olivia Booth Lockard

Mark Lockard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Whitney Olivia Booth Lockard and Mark Lockard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of July, 2019.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

201907220071803