WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th August. 2019.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kent Otero	Kent Otero	064120A94800CO
(NAME)	(NAME)	
948 Old Fountain Court	948 Old Fountain Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Sharon LaMantia, unmarried hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Kent Otero, hereinafter called the GRANTEE(S), his 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 Unit No. 948, on the plan of Section 2, Fox Run Condominiums, as shown on plat of record in Plat Book 5200, Page 148, and as established by the Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Book 5936, Page 301 and as amended in Book 6370, Page 817 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Thomas Lamantia and Sharon Lamantia, husband and wife by Warranty Deed from Brenda Jane Turner, Sonya S. Graves and Heather N. Fidler, the sole Heirs at Law of Jesse C. Mangrum, Deceased, dated 07/29/2014, of record in Instrument 201408010069139, Register's Office for Davidson County, Tennessee. Thomas Lamantia having since died on August 18, 2014 leaving Sharon Lamantia, sole surviving tenant by the entirety.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 148; Master Deed and By-Laws filed for record in Book 5535, Page 713, corrected in Book 5895, Page 516 and Book 5936, Page 301, as amended in Book 6370, Page 817 and Book 8510, Page 95; Charter recorded 10/12/1977 of record in Book 5208, Page 188; Amendment of By-Laws of record in Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 1; Book 8510, Page 100 and Instrument 201206200053936, all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 267577 DEEDWARR
08/07/2019 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190807-0078314

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 948 Old Fountain Court, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the _____ day of August, 2019..

Sharon P. LaMantia

Sharon P LaMantia

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon P LaMantia, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of August, 2019.

Debbie A. Mitchell

Notary Public:
My Commission Expires: 5/17/2021

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201908070078314

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY