Karen Johnson Davidson County
Batch# 277569 DEEDQC
08/29/2019 10:16:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190829-0087189

OFFICIAL SEAL
GEORGE J. JEWELL
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires Feb. 10, 2021

(Notary Stamp)

STATE OF INDIANA
COUNTY OF JOHNSON

The actual consideration or, value, whichever is greater, for this transfer is: $ 10.00

William J. Laker
Affiant

Subscribed and sworn to before me, this 14 day of Aug, 2019.

Notary Public

My Commission expires: February 10, 2021

THIS INSTRUMENT PREPARED BY
WILLIAM LAKER
6099 S. 125 WEST
TRAFALGAR, IN 46181

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laker Enterprises, LLC	Franklin American Mortgage Co.	Map/Parcel 084-05-0-076.00
6099 S. 125 West	PO Box 77404	
Trafalgar, IN 46181	Ewing, NJ 08628	

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 ACKNOWLEDGE, I,

William Laker, a married man

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

Laker Enterprises, LLC

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, being Lot 5, Cumberland Meadows, Section Two, First Amendment, as shown on the plat of record in Instrument No. 20050525-0059134, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to William Laker, an unmarried man, by Warranty Deed dated July 7, 2017, from Caitlin R. Hagedorn, a married woman and James G. Hagedorn, a married man, of record in Instrument No. 20170710-0068735, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20050525-0059134, Register's Office for DAVIDSON, County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20051230-0156873, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20040824-0102318, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 3430, Page 142, Register's Office for Davidson County.
Subject to the flow of any stream across the subject property.
Andy and all visible easements lying on or across the 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 is improved property know as 830 Beth Drive, Nashville, TN 37206

TO HAVE AND 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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. CEL

Witness my/our hand(s) this 21st day of August, 2019.

William R. Laker
William Laker

OFFICIAL SEAL
GEORGE J. JEWELL
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires Feb. 10, 2021

STATE OF INDIANA

COUNTY OF JOHNSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, William Laker, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained.

Witness my hand, at office, this 21 day of August, 2019.

George J. Jewell
Notary Public

George J. Jewell
Printed Name

My Commission Expires: February 10, 2021