Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
66103448-S106160

Karen Johnson Davidson County
Batch# 277892 DEEDWARR
08/30/2019 09:11:30 AM 6 pgs
Fees: $33.00 Taxes: $869.50
20190830-0087620

(1)

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 28 day of August, 2019, by and between **BONNIE TATE**, an unmarried person, hereinafter known and referred to as **GRANTOR**, and **WILLIAM TATE**, a married man, hereinafter known and referred to as **GRANTEE**, whose tax mailing address is 405 Green Harbor Court, Old Hickory, TN 37138;

W I T N E S S E T H :

For and in consideration of the sum of Two Hundred Thirty-Five Thousand Dollars and 00/100 ($235,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

Attached to and becoming a part of Deed between BONNIE TATE, an unmarried person, as Grantor(s), and WILLIAM TATE, a married man, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Bonnie Tate

BONNIE TATE

GRANTOR

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 28 day of August, 2019, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **BONNIE TATE.**

Barbara Collins

Notary Public
My Commission Expires: 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Attached to and becoming a part of Deed between BONNIE TATE, an unmarried person, as Grantor(s), and WILLIAM TATE, a married man, as Grantee(s).

IN THIS OATH OF CONSIDERATION, I, or we, as Grantor(s) hereby swear or affirm that the actual consideration for this transfer is Two Hundred Thirty-Five Thousand Dollars and 00/100 ($235,000.00), to the best of the Grantor's knowledge, information and belief.

Bonnie Tate

BONNIE TATE

AFFIANT

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 28 day of August 2019, 2019, the foregoing was produced to me and was sworn to, acknowledged and delivered by **BONNIE TATE**.

Barbara Collins

Notary Public
My Commission Expires: 11-26-2022

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
William Tate
405 Green Harbor Court
Old Hickory, TN 37138

Property Owner and Address:
William Tate
405 Green Harbor Court Old Hickory, TN 37138

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 62 ON THE PLAN OF HERMITAGE ESTATES, AS RECORDED IN PLAT BOOK 3300, PAGES 70 AND 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 403, PAGE 556, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD AND TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 3300, PAGES 70 AND 71, SAID REGISTER'S OFFICE.

Being the same parcel conveyed to ARTHUR L. TATE, III and wife, BONNIE TATE, from JANET L. CURTIS, unmarried, by virtue of a deed dated March 23, 2005, recorded March 30, 2005, as Instrument No. 20050330-0034647 County of Davidson, State of Tennessee.

WHEREAS, ARTHUR L. TATE, III and BONNIE TATE, husband and wife, held title to the property as tenants by the entirety. ARTHUR L. TATE, III died on January 23, 2018, thereby vesting fee simple title to the above described premises in BONNIE TATE by operation of law as the surviving tenant by the entirety.

Assessor's Parcel No: 075 10 0 125.00

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, John Janeway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (If on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE