Karen Johnson Davidson County
Batch# 308095 DEEDWARR
10/30/2019 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20191030-0111174

WARRANTY DEED

File No. DH0005931

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 29th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Jessica Cahill	Bond Mortgage, LLC	
(NAME)	(NAME)	
804 Crockett Street	318 Seaboard Lane Ste 310	071-16-0-073.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Meredith Lockerman, formerly known as Meredith McLaughlin, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Jessica Cahill, married woman,** HEREINAFTER CALLED THE GRANTEE, 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 the Easterly 60 feet on the Easterly one half (1/2) of Lot No. 4 on the Map of Williams and Hayes Company's Belleview Plan, as shown by plat of record in Plat Book 332, Page 51, of the Register' s Office of Davidson County, Tennessee, said Easterly 60 feet of the Easterly one half (1/2) of Lot No. 4 fronts 60 feet on the Southerly side of Crockett Street and runs back between parallel lines 180 feet to a line in the rear measuring 60 feet thereon.

Being the same property conveyed to Meredith McLaughlin, an unmarried woman by Warranty deed from Kelvin L. Pendergrass, a married man of record in Instrument No. 20160916-0097651 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 16, 2016. (Value of consideration shown in aforementioned deed $265,000.00.)

Being also known as 804 Crockett Street Nashville, Tennessee 37207.

Meredith Lockerman and Meredith McLaughlin are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ☐
This is improved ☒ property, known as 804 Crockett Street, Nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 25th day of October, 2019.

Meredith Locekrman

STATE OF Georgia
COUNTY OF Houston

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Meredith Lockerman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of October, 2019.

MITCHELL FOWLER NOTARY PUBLIC Exp. June 25, 2021 HOUSTON COUNTY GA

Notary Public

My commission expires: 6-25-21

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

