Karen Johnson Davidson County
Batch# 309707 DEEDWARR
11/01/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20191101-0112759

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2019

Notary Public

My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angela Brown	**CHURCHILL MORTAGGE CORPORATION**	**097160A10000CO**
5112 Bay Overlook Drive	761 Old Hickory Blvd.	
Hermitage, TN 37076	Suite 400 Brentwood, TN 37027	

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, WE,

Robert Lapp and Susan Lapp, husband and wife

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

ANGELA T. BROWN, SINGLE WOMAN.

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 The Peninsula, Phase Three, Section One, of record in Plat Book 9700, Page 724, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Lapp and Susan Lapp, husband and wife, by Warranty Deed from Teri C. Cindric, an unmarried woman, dated September 29, 2017, of record in Instrument No. 20171011-0104437, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Teri C. Cindric, an unmarried woman, by Quitclaim Deed from Teri C. Cindric, an unmarried woman and Alaina Rachele Baker, an unmarried woman, tenants in common with right of survivorship, dated August 14, 2009, of record in Instrument No. 20091030-0100184, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Covenants, Conditions and Restrictions of record in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219 and Book 11258, page 85, said Register's Office.

Bylaws of record in Book 10973, page 39, Book 11181, page 371, Instrument No. 20000822-0083193 and Instrument No. 20030313-0033780, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5112 Bay Overlook Drive, Hermitage, TN 37076.

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 in 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.

Robert Lapp Date: 10/29/19

Susan Lapp Date: 10/29/19

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Robert Lapp and Susan Lapp, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29TH day of OCTOBER, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER