THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26793

Karen Johnson Davidson County
Batch# 348343 **DEEDWARR**
01/24/2020 01:11:18 PM 2 pgs
Fees: $13.00 Taxes: $3,744.40

20200124-0008912

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,012,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2020.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine J. Morrell	new owner	
4411 Belmont Park Terrace, Unit B		131070W00200CO
Nashville, TN 37215		
(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, WE, **David L. Lathem and wife, Lisa H. Lathem,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine J. Morrell, a married 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 Unit No. B, together with the appurtenant interest in the common elements of 4411 Belmont Park Terrace Homes, a horizontal property regime with private elements established by Declaration in Instrument No. 20130913-0096821, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Section Two,, Hunt Terrace of record in Plat. Book 4060, Page 59, Register's Office for Davidson County.

Being a portion of the same property conveyed to David L. Lathem and Lisa H. Lathem, husband and wife by Warranty Deed from Michael A. Ralston, a married person, of record in Instrument No. 20150401-0027930, Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 01, 2015, as corrected by Scrivener's Affidavit of record in Instrument No. 20150512-0043598, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4411 Belmont Park Terrace, Unit B, Nashville, TN 37215.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-19-4411

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 our hands this the 17th day of January, 2020.

David L. Lathem

Lisa H. Lathem

STATE OF Georgia

COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David L. Lathem and Lisa H. Lathem,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of January, 2020.

My Commission expires: 1/13/2027

Notary Public

TYLER NOLIN
Notary Public - State of South Carolina
My Commission Expires January 13, 2027