Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-6006

Karen Johnson Davidson County
Batch# 353379 DEEDWARR
02/04/2020 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $734.45
20200204-0013116

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $198,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2020

Notary Public
My Commission Expires: 10-2-23

WESLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kaley Hogan 3405 Old Anderson Road, 127 Antioch, TN 37013	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226	136-15-0A-020.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Diane Lanier, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kaley Hogan, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being **Unit 20**, together with the appurtenant common elements of **Watercrest Townhomes**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Watercrest Homeowners Association, of record in Book 10788, page 553; as amended and supplemented in Book 10821, page 131; Book 10822, page 70; Book 11158, page 931; Instrument No. 20160621-0062874; and in Instrument No. 20181227-0125451, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan - PUD Boundary & Final Plat, Phase 1, Watercrest Townhomes, a horizontal property regime of record in Book 8250, page 888, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Watercrest Townhomes provided in said Declaration, amended, together with the By-Laws appended thereto, the site plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.
Being the same property conveyed to Diane Lanier by Warranty Deed from Nicole Lacey-Hall, dated June 24, 2009, recorded July 8, 2009, of record in Instrument No. 20090708-0063697, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diane Lanier by Warranty Deed from Nicole Lacey-Hall, dated June 24, 2009, recorded July 8, 2009, of record in Instrument No. 20090708-0063697, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Diane Lanier ("Principal") by Roslyn Victoria Williams pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **3405 Old Anderson Road,, 127, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2020.

GRANTOR:

Diane Lanier by Roslyn Victoria Williams her Attorney - in Fact
Diane Lanier by Roslyn Victoria Williams, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diane Lanier, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2020.

_____
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roslyn Victoria Williams the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Diane Lanier ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of January, 2020.

WESLEY E. SCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-2-23

202002040013116

EXHIBIT "A"
TO Warranty Deed
From: Diane Lanier
To: Kaley N. Hogan

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 31st day of January, 2020.

Notary Public
My Commission Expires: 10-2-23

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

