Karen Johnson Davidson County
Batch# 358894 DEEDWARR
02/18/2020 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20200218-0017435

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Judith A. Presley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF February, 2020

Ashlee Page
Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Judith A. Presley	SEND TAX BILLS TO: Judith A. Presley	MAP-PARCEL NUMBERS
(NAME) 6201 DelSol Drive	(NAME) 6201 DelSol Drive	049140A01300
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(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, **Antonio Tate and NaKeisha Tate, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judith A. Presley, Married Woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 13 on the Plan of Vista of record in Plat at Instrument No. 20170203-0011914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Antonio Tate and Nakeisha Tate, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20180208-0012690, Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 08, 2018. (Value of consideration shown in aforementioned deed $290,000.00.)

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed from Cornerstone Land Company, a Tennessee general partnership of record in Instrument No. 20150311-0020898, Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 11, 2015. (Value of consideration shown in aforementioned deed $336,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20170203-0011914, Instrument No. 20170127-0009079, Book 7492, Page 486 and Book 7573, Page 147, Instrument Number 20140811-0072016, Instrument Number 20170221-0017256, Instrument Number 20171031-0111254, Book 10792, Page 432; amended in Instrument 20100113-0003170,Book 11520, Page 653 and Book 11520, Page 638, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6201 DelSol Dr. Whites Creek, TN 37189
(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 14th day of February, 2020.

Antonio Tate

NaKeisha Tate

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Antonio Tate and NaKeisha Tate**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February, 2020.

Notary Public

My Commission Expires: 10/21/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21