Karen Johnson Davidson County
Batch# 423293 DEEDWARR
06/22/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20200622-0067087

2020-402

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Morgan Whitley Smallwood
Brian Timothy Yates
3725 Waterford Way
Antioch, TN 37013-2557

SEND TAX BILL TO:
CHURCHILL MORTGAGE
1749 MALLORY LN #100
BRENTWOOD, TN 37027

MAP/PARCEL 151-01-0A-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy H. Herndon and wife, Angela G. Herndon, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Morgan Whitley Smallwood and Bryan Timothy Yates, as joint tenants, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444 through 447, inclusive, 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 Timothy H. Herndon and wife, Angela G. Herndon by Warranty deed from Ronald A. Rainey and wife, Gerri Ann Rainey of record in Book 8854, page 945, Register's Office for Davidson County, Tennessee, dated January 29, 1993 and recorded on February 02, 1993.

This is improved property known as: **3725 Waterford Way, Antioch, Tennessee 37013-2557**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 18th day of June, 2020.

WITNESS MY HAND on this the 18th day of June, 2020

Timothy H. Herndon

Angela G. Herndon

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Timothy H. Herndon and Angela G. Herndon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of June, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $293,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of June, 2020.

NOTARY PUBLIC

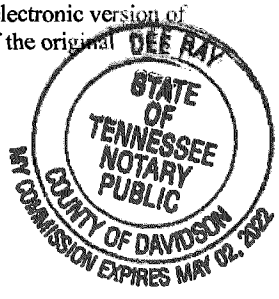
My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 200381

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public