Karen Johnson Davidson County
Batch# 441686 DEEDWARR
07/21/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200721-0080117

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Lonnie J. Elam
2873 Whitebirch Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Magnolia Bank, Inc.
101 Winston Way, Ste D
Campbellsville, KY 47218

Map/Parcel **097020A60500**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE" and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL E. LATTA and EVELYN RASHI-LATTA, husband and wife,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **LONNIE J. ELAM, a married man,** hereinafter called the "GRANTEE, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 605, Final Plat, VILLAGES OF RIVERWOOD, Section One, Phase 5B, according to plat and survey of same appearing of record in Instrument No. 20161215-0131509, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael E. Latta and Evelyn D. Rashi-Latta, husband and wife, by Warranty Deed dated June 27, 2017, of record in 20170629-0065555, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Instrument No. 20161215-0131509 and 20090603-0051286, Register's Office of Davidson County, Tennessee. See also, plan of record in Chancery Court Book 2, page 160, said Register's Office.

Transmission line easement of record in Book 4586, page 242, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070713-0083651, said Register's Office.

Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.

Quitclaim Deed for open space of record in Instrument No. 20080630-0067054, said Register's Office.

Easement to Comcast of record in Instrument No. 20090109-0002454, said Register's Office.

Sanitary Sewer and pumping station easement of record in Instrument No. 20051219-0152201, said Register's Office.

Storm water drainage easement of record in Instrument No. 20051219-0152202, Instrument No. 20100108-0001965, and Instrument No. 20100108-0001966 said Register's Office.

Slope easement of record in Instrument No. 20100108-0001967, and Instrument No. 20100108-0001968, said Register's Office.

Easement of record in Book 7621, page 276, Book 4764, page 324, and Book 4049, page 395, said Register's Office.

Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20140903-0080257, said Register's Office.

Quitclaim Deed to Homeowners' Association of record in Instrument No. 20170621-0062255, said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20080404-0035557, as supplemented in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0031614, Instrument No. 20140424-0034615, Instrument No. 20080404-0035557, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617, Instrument No. 20140424-0034618, Instrument No. 20150812-0080705, Instrument No. 20151106-0113217, Instrument No. 20160226-0018415, Instrument No. 20161021-0111233, 20170621-0062256, Instrument No. 20170906-0091483, Instrument No. 20080723-0075577, and corrected in Instrument No. 20081105-0110185, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 2873 Whitebirch Dr., Hermitage, Tennessee 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 GRANTEE, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 17th day of July, 2020.

MICHAEL E. LATTA

EVELYN RASHI-LATTA

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL E. LATTA and EVELYN RASHI-LATTA,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on the 17th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 12-19-23

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$349,900.00**

AFFIANT

SUBSCRIBED AND SWORN TO before me on this 17th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 12-19-23

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

