Karen Johnson Davidson County
Batch# 470813 DEEDWARR
09/04/2020 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20200904-0101277

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-30-2022

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Julie Baty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rachel A Owen and Andrea C Hewitt, Spouses married to each other	SNBC Mortgage Corporation	32-10-2
(NAME)	(NAME)	
4600 Setter Court	117 Seaboard Ln. Ste F205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202386

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, I/we, **Mike LaBorg, a married man** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rachel Owen and Andrea Hewitt, Spouses married to each other**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Lot No. 10 on the Plan of Section II, Quail Ridge Subdivision, as of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for complete description.

And being a portion of the same property conveyed to Mike LaBorg, by Special Warranty Deed from Therese Casler, Conservator of the Person and Estate of Mamie Ruth Bass, dated March 30, 2020 and filed of record in Instrument No. 20200401-0034874, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6969, page 70, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes

Unimproved ☐

This is improved ☒ property, known as 4600 Setter Court, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2020

Mike LaBorg

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mike LaBorg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2020.

Notary Public
My Commission Expires:

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
October 23, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022