WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/7/2024
(AFFIX SEAL)

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC,
1894 General George Patton Drive, Franklin, TN 37067
Suite 300

File No.: HTF20-112646

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Keith Dartford and Lydia Dartford	Mortgage Investors Group	
(NAME)	(NAME)	
1403 Timber Valley Drive	8320 E. Walker Springs Lane, #200	108-16-0-285.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($221,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK A. HOMMRICH, MARRIED AND SHARON M. JACKSON, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH DARTFORD AND LYDIA DARTFORD, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 52B on the Plan of Section II, Percy Priest Woods, of record in Plat Book 6250, Page 268, 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 Gary T. Hommrich and Evelyn P. Hommrich by Warranty deed from Percy Priest Woods of record in Book 6472, Page 956, Register's Office for Davidson County, Tennessee, dated January 03, 1985 and recorded on January 11, 1985. Further being the same property conveyed to Gary T. Hommrich by Quitclaim deed from Gary T. Hommrich and Evelyn J. Hommrich to Jim H. Wachter who conveyed to Gary T. Hommrich, of record in Book 8241, Page 793, Register's Office for Davidson County, Tennessee, dated October 02, 1990 and recorded on November 21, 1990. And
Being the same property conveyed to Mark A. Hommrich and Sharon M. Jackson, as devisees by Executor's Quitclaim deed from Mark A. Hommrich of record in Instrument No. 20200714-0077099 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 14, 2020.

Grantors' spouses do not join in the execution of this Deed due to the property never having been the primary marital residence for either.

Karen Johnson Davidson County
Batch# 536279 DEEDWARR
12/17/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $820.29
20201217-0149181

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1403 Timber Valley Drive, Nashville, TN 37214
(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 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/our hand(s) this the 2nd day of December, 2020

Mark A. Hommrich

Sharon M. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of December, 2020, before me personally appeared Mark A. Hommrich and Sharon M. Jackson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of December, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY