Karen Johnson Davidson County
Batch# 647089 DEEDWARR
06/01/2021 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210601-0073117

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$308,000.00~~

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2021

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Georgie C. Trammell	Mortgage Investors Group	052-02-0-083.00
601 Carmel Avenue	8320 E. Walker Springs Lane #200	
Madison, TN 37115	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUKE ARTERBURN, A UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGIE C. TRAMMELL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 45 on Block D on the Plan of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, 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 Richard Wayne Conner, etux Geraldine Conner by Warranty deed from Wendell R. Cargile, unmarried of record in Book 6687, page 741, Register's Office for Davidson County, Tennessee, dated October 14, 1985 and recorded on October 21, 1985.

Being the same property conveyed to Richard Wayne Conner by Quitclaim deed from Geraldine Conner of record in Book 9826, page 724, Register's Office for Davidson County, Tennessee, dated October 11, 1995 and recorded on October 13, 1995.

Being the same property conveyed to Gerald Bequette and Brian Bequette by Warranty deed from Richard Wayne Conner, married of record in Instrument No. 20190228-0018459 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on February 28, 2019.

Being a portion of the same property conveyed to WPS, a Tennessee Limited Liability Company by Warranty deed from Brian Bequette and Gerald Bequette of record in Instrument No. 20190903-0088386 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

Being the same property conveyed to Luke Arterburn, an unmarried man by Warranty deed from WPS, LLC. a Tennessee Limited Liability Company of record in Instrument No. 20200310-0026916 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 10, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 601 Carmel Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2021.

Luke Arterburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luke Arterburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of May, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 rendered 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