WARRANTY DEED

Karen Johnson Davidson County
Batch# 779218 DEEDWARR
12/23/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,798.20
20211223-0169732

File #21-1813B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Khameelah Tomlin	**NorthPointe Bank**	
(NAME)	(NAME)	
1813 B 16th Avenue North	**3333 Deposit Drive Northeast**	**081-07-2Y-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Grand Rapids, MI 49546**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARA LATTURE AND DAVID LATTURE, WIFE AND HUSBAND, AND WILLIAM TUCKER LATTURE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KHAMEELAH TOMLIN, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1813-B on the Plan of 1813 16th Avenue North, as shown on Exhibit "B" of 1813 16th Avenue North, of record in Instrument No. 20191101-0112885, 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 a portion of the same property conveyed to TBC Development, LLC by Warranty deed from James Willis Fisher, unmarried of record in Instrument No. 20190906-0089937 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on September 06, 2019.

Being the same property conveyed to Lara Latture and David Latture, wife and husband and William Tucker Latture, as Joint Tenants with Right of Survivorship by Warranty deed from TBC Development, LLC of record in Instrument No. 20210309-0030736 Register's Office for Davidson County, Tennessee, dated March 3, 2021 and recorded on March 9, 2021.

This conveyance is subject to:
*Taxes for the year 2021, a lien due and payable, but not delinquent.
*Subject to all matters shown on the Plan of record as Instrument Number 20191101-0112885, Register's Office of Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191101-0112885, Register's Office for Davidson County, Tennessee.
* Charter of the 1813 16th Avenue North Homeowners Association, INC of record in Instrument Number 20191112-0116626, in the Register's Office for Davidson County, Tennessee.
*Public Right Of Way of record in Instrument Number 20200128-0010321, in the Register's Office for Davidson

County, Tennessee.
*Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel..
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1813 B 16th Avenue North, Nashville, TN 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of December, 2021.

Lara Latture

David Latture

William Tucker Latture by David Latture,
His Attorney in Fact His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2021, before me personally appeared Lara Latture and David Latture, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2021.

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/7/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, **David Latture** , with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein, and who further acknowledged that he is the attorney-in-fact for **William Tucker Latture**, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, as evidenced by that certain Power of Attorney dated 13th day of December, 2021, placed of record in Instrument No.: _202112230169731_, in Register's Office of Davidson County, Tennessee .

Witness my hand, at office, this 20th day of December, 2021.

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/7/23

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 20th day of December, 2021.

Affiant Signature
Date 12/20/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

