Karen Johnson Davidson County
Batch# 781443 DEEDWARR
12/29/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20211229-0171260

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $462,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of December, 2021.

NOTARY PUBLIC

My commission expires:

GREGORY N. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Franklin Layne and Samantha Dodson Layne	The Mortgage Firm, Inc.	097-04-0-061.00
(NAME)	(NAME)	
6003 Port Anadarko Trail	921 Douglas Ave., Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Alamonte Springs, FL 32714	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Aaron Pontious and wife, Casey Pontious,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **David Franklin Layne and Samantha Dodson Layne**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section Two, Lake Park of record in Plat Book 4300, Page 66, 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 Aaron Pontious and wife, Casey Pontious by Warranty deed from David Jason Griffin and wife, Audrey Campbell Griffin of record in Instrument No. 20151217-0126826 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015.

This property is __unimproved _X_improved property known as: 6003 Port Anadarko Trail, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of December, 2021.

Aaron Pontious

Casey Pontious

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Pontious and Casey Pontious, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

202112290171260

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/22/21.

Date

Celia Stewart Rouse

Affiant Signature

12/22/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22nd day of Dec, 20 21.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

