

BK/PG: WD207/941-942

19000414



2 PGS:AL-WARRANTY DEED

STELLA BATCH: 47901

02/11/2019 - 10:48 AM

VALUE 28900.00

MORTGAGE TAX 0.00

TRANSFER TAX 106.93

RECORDING FEE 10.00

DP FEE 2.00

REGISTER'S FEE 1.00

TOTAL AMOUNT 119.93

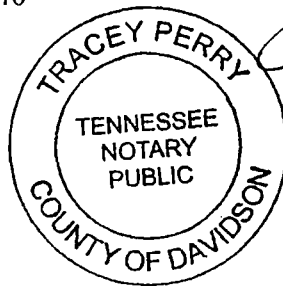
STATE OF TENNESSEE, HUMPHREYS COUNTY

JANET H. DAVIS

REGISTER OF DEEDS

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25619-LW



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS \$ 28,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY
OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Jake Overman and Kailee Ann Overman	NEW OWNER	PART OF
1600 SW 78th Ave Apt 1215		MAP 014 PARCEL 024.00
Plantation, FL 33324		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Lakewood Ranches, LLC, a Delaware Limited
Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS
DOES TRANSFER AND CONVEY UNTO **Justin Jake Overman and Kailee Ann Overman, husband and
wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR
PARCEL OF LAND IN HUMPHREYS COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-
WIT: Land situated in the First Civil District of Humphreys County, Tennessee, being Lot No. 156 on the Plan of
Lakewood Ranches Subdivision (Phase Four Section 2) "The Ridgecrest" of record in Plat Book D, Page 126, in
the Register's Office for Humphreys 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 Lakewood Ranches, LLC, a Delaware Limited Liability
Company by Special Warranty deed from Capital Farm Credit, FLCA, a Federally Chartered Corporation of record
in Book WD194, page 2864 Register's Office for Humphreys County, Tennessee, dated May 17, 2010 and
recorded on May 21, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as Lot No. 156 Lakewood Ranches, Waverly, TN 37185.

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 Grantor's hand this the 1 day of Feb, 2019.

Lakewood Ranches, LLC
BY: Emmons Development, LLC, Its Sole Member

BY: Donna Halligan
TITLE: Auth Agent

STATE OF Florida
COUNTY OF Sarasota

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Donna Halligan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Auth Agent of Emmons Development, LLC, Sole Member of Lakewood Ranches, LLC, the within named bargainor, a limited liability company, and that She executed the within instrument for the purposes stated therein by signing the name of Emmons Development, LLC, as Sole Member of Lakewood Ranches, LLC, by her self as such Auth Agent.

Witness my hand and official seal this the 1 day of Feb, 2019.

My Commission expires: 3-29-19

Malissa B. Stafford
Notary Public

