WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130058249 DEEDWARR
Recvd: 07/09/13 11:00 2 pgs
Fees: 13.00 Taxes: 418.10

20130709-0070809

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agostina Decesare	NEW OWNER	162 07 0 048.00
(NAME) 118 Shihmen Ct	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Anita S.Warren**, formerly known as **Anita S. Ladd** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Agostina Decesare, unmarried**, 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 TN, being Lot No. 222 on The Plan of Antioch Park, Section Two of record in Book 3842, page 240, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Anita S.Warren by Quitclaim Deed from James W. Ladd, Jr. dated July 29, 1992, of record in Book 8686, page 752, Register's Office for Davidson County, TN

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

John T. Warren is signing this deed to relinquish any marital rights he may have to subject property.

unimproved ☐
This is improved ☒ property, known as 118 Shihmen Ct, Antioch, TN 37013

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, has 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 our hands this **28th** day of **June, 2013**

Anita S. Warren

John T. Warren by Anita S. Warren, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Anita S. Warren**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2013**

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 11-3-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Anita S. Warren, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of John T. Warren, and who acknowledged that she executed the same as the free act and deed of the said John t. Warren, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book _____, page _____~~ Inst. # 20130709-0070808, said Register's Office.

Witness my hand and official seal this 28th day of June, 2013.

My commission expires: 11/3/15

Notary

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122