Davidson County DEEDWARR
Recvd: 09/18/13 12:35 5 pgs
Fees:28.00 Taxes:492.10
20130918-0098381

THIS INSTRUMENT PREPARED BY:
Debbie Lang
Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, FL 33761

New Owner(s) Address and mail tax statements to:
Mary A. Vincente
1200 Danbury Court
Nashville, TN 37214

Property Tax ID#: 108040A07900CO
File #: 13-098TN

WARRANTY DEED

This instrument made and entered into on this the 29 day of August, 2013, by ANGELIA PATRICIA ROBERTS, a/k/a ANGELIA ROBERTS, unmarried, as Grantor, and MARY A. VINCENTE, unmarried, whose address is 1200 Danbury Court, Nashville, TN 37214, Grantee.

Vicente MV

Witnesseth:

That for and in consideration of the sum of $133,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

BEING LOT NO. 27 ON THE PLAN OF VILLAGES OF LARCHWOOD, PHASE 2, SECTION 3, OF RECORD IN BOOK 9700 AT PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANGELIA PATRICIA ROBERTS BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 20120814-0072418, DATED 4/13/12 AND RECORDED ON 8/14/12, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 108040A07900CO
Property Address: 1200 Danbury Court, Nashville, TN 37214

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenant with the Grantee, Grantor's successors and assigns, that Grantor are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seals on this the date first above written.

Witness

ANGELIA PATRICIA ROBERTS, a/k/a
ANGELIA ROBERTS

Jonathan D. Little
Printed Name

Witness

Cristina Meeke Fultz
Printed Name

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, ANGELIA PATRICIA ROBERTS, a/k/a ANGELIA ROBERTS, with whom I am personally acquainted, (or whose identities were proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 29 day of August, 2013

Notary Public
My Commission Expires 3/3/15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MAR 3 2015

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $133,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Mary A Vicente
Affiant

Subscribed and sworn to before me this the 30 day of August, 2013.

Charlyne R Ivory
Notary Public
My Commission Expires:

Name and Address of Property Owner:	Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
_____	_____
_____	_____
_____	_____

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

CHARLYNE R. IVORY NOTARY PUBLIC EXP. 3-14-2018 DISTRICT OF COLUMBIA

CHARLYNE R. IVORY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 14, 2018

Oath of Consideration

STATE OF District of Columbia
COUNTY OF DC

The actual consideration for this transfer is *133,000.00.*

Affiant Mary A Vicente
Mary A. VICENTE

Affiant _____

Subscribed and sworn to before me this the 30 day of August, 2013.

(Affix Seal)

Notary Public Charlyne R Ivory

My commission expires: 03/14/2018

CHARLYNE R. IVORY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 14, 2018

CHARLYNE R. IVORY
NOTARY PUBLIC
EXP.
3-14-2018
DISTRICT OF COLUMBIA

True Copy Certification

I, Kate Leonard, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD