BILL GARRETT, Davidson County
Trans:T20150017741 DEEDWARR
Recvd: 03/11/15 13:56 2 pgs
Fees:13.00 Taxes:425.50
20150311-0020910

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Crystal Villarreal
Affiant

Subscribed and sworn to before me, this 9 day of March, 2015.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-1502-75939

Address of New Owner:	Send Tax Bills to:	Tax Information
Crystal Villarreal 609 Cadogan Ct. Antioch TN 37013	Magna Bank P.O. Box 17257 Memphis, TN 38187	149-07-0-A-112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Damon F. Jefferson unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Crystal Villarreal unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of Section 1, Chelsea Village, of record in Book 7900, Pages 119, 120, and 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Damon Jefferson and wife, Donna Joyce Jefferson by Special Warranty Deed from Secretary of Veterans Affairs, dated May 7, 1999, recorded May 12, 1999, of record in Book 11475, Page 705, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Damon F. Jefferson by Quitclaim Deed from Donna Joyce Jefferson, dated July 26, 1999, recorded October 29, 2013, of record in Instrument No. 20131029-0112407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 609 Cadogan 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9 day of March, 2015.

Damon F. Jefferson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Damon F. Jefferson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt.Juliet, TN, this 9 day of March, 2015.

Notary Public

My Commission expires
12-22-15

