Davidson County DEEDWARR
Recvd: 07/14/16 12:04 3 pgs
Fees:18.00 Taxes:495.80
**20160714-0072316**

# WARRANTY DEED

RITA B. MITCHELL — STATE OF TENNESSEE NOTARY PUBLIC — WILSON COUNTY, TENN.

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Ken Farnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2016

Rita B Mitchell
Notary Public

MY COMMISSION EXPIRES: 3-31-2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Caitlin Paige Jones | Same as New Owner | 149110A05400CO |
| (NAME) | (NAME) | |
| 1484 Rice Hill Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wanda F. Mascarenas and husband, Mike L. Mascarenas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caitlin Paige Jones, a single person,** 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, State of Tennessee, described as follows:
Lot No. 54, Phase 3, on the Plan of Rice Hill of record in Plat Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Wanda F. Mascarenas and husband, Mike L. Mascarenas by Warranty Deed from Mike L. Mascarenas and wife, Mike L.Mascarenas of record in Book 9181, Page 123, Register's office for Davidson County. Tennessee.

unimproved ☐

This is improved ☑ property, known as 1484 Rice Hill Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 12th day of July, 2016.

Mike L. Mascarenas

Wanda F. Mascarenas

State of Tennessee
County of ~~Williamson~~ Rutherford

Personally appeared before me Mike L. Mascarenas and Wanda F. Mascarenas, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of July, 2016.

Notary Public
My Commission Expires: 3-10-2019

File No: 11040

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

# True Copy Certification

I, **Shellie Jenkins**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

**Shellie Jenkins**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

**Rita B Mitchell**

My Commission Expires: **3/31/2020**

