BILL GARRETT, Davidson County
Trans:T20160076109 DEEDWARR
Recvd: 08/31/16 10:23 2 pgs
Fees:13.00 Taxes:366.30

20160831-0091264

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive Suite 290
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Shenandoah

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Nola Dewey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 2016

Jessica Neff
Notary Public
Commission Expires: 09-30-18

JESSICA D. NEFF
NOTARY PUBLIC
REG. #7033050
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rafaela Rivas Montoya 3200 Agatha Court Antioch, TN 37013	New Owner	150-03-0-229.00

WARRANTY DEED

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,

Nola Dewey, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rafaela Rivas Montoya

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, Tennessee, being Lot No. 59-B, Zone Lot Division, Lots 55 thru 59, Chelsea of Priest Lake, Section One-B, as of record in Book 6250, Page 426, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Nola Dewey, unmarried, by Warranty Deed from Carla Evette Crockett, unmarried, dated 10/28/05 and recorded 11/3/05 in Instrument No. 20051103-0133106, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3200 Agatha Court, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of August, 2016.

Nola Dewey

Nola Dewey

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Shenandoah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Nola Dewey
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Shenandoah County, ~~Tennessee~~ Virginia this 25th day of August, 2016.

JESSICA D. NEFF
NOTARY PUBLIC
REG. #7033050
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2018

Jessica Neff
Notary Public
My Commission Expires: 09-30-18

(Notary Seal)