Davidson County DEEDWARR
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Fees:18.00 Taxes:629.00
20160901-0092082

# WARRANTY DEED

ELAINE K. EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(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 |
|---|---|---|
| Tekisha Washington | Cornerstone Lending | 07509023100 |
| (NAME) | (NAME) | |
| 292 Bonnaspring Drive | 1177 W Loop S #200 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Houston TX. 77027 | |
| (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, **Karen Lynette Mathieu and Ian A. Mathieu,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tekisha Washington,** 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 1095, SECTION 9, HERMITAGE HILLS, as shown on plat of record in Plat Book 3600, Page 97, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karen Lynette Mathieu and spouse Ian A. Mathieu by Warranty Deed from Kenneth R. Gammons and spouse Denise D. Gammons of record in Instrument No. 20071127-0137745, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 292 Bonnaspring Drive, Hermitage, TN 37076
(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 26th day of August, 2016.

Karen Lynette Mathieu

Ian A. Mathieu

State of Ohio
County of Williamson

Personally appeared before me Karen Lynette Mathieu and Ian A. Mathieu, 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 26th day of August, 2016.

Notary Public Heather Kuhn
My Commission Expires: 7-23-2020

HEATHER KUHN
Notary Public, State of Ohio
My Commission Expires 07-23-2020

File No.: 11125

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the 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 law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).