WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/16 09:36 2 pgs
Fees:13.00 Taxes:254.93
20160915-0096969

NOTARY PUBLIC
AT LARGE
Carl F Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER IS $68,900.00.

Affiant

Subscribed and sworn to before me this 9th day of Sept, 2016

Notary Public
My Commission expires 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
The 2909 Sheana Way Trust	SAME	150-03-0-263.00
P O Box 160772		
Nashville, TN 37216		

WITNESSETH That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alexis Cucerzan unmarried**, hereinafter called the GRANTOR, does hereby bargain sell, convey and confirm unto **Andy Maloney, as Trustee for The 2909 Sheana Way Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County Tennessee

Being Lot No 93A, Zone Lot Division of Lot No 93 on the plan of Chelsea of Priest Lake, Section 2B, of record in Book 6200, page 367, Register's Office for Davidson County, Tenaessee, to which reference is hereby made for a more complete and accurate description

Said Lot No. 93A fronts 39 70 feet on the easterly margin of Sheana Way and extends back 130 feet on the northerly line and 142.82 on the southerly line to a dead line in the rear measuring 52 14 feet thereon

Being the same property conveyed to Alexis P Cucerzan, unmarried, by deed from Jeffery A. Winfree and wife, Kimberly D Winfree, on September 27, 1994, of record in Book 9478, page 466, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following

- Subject to all matters as shown on the Plan of record in Book 6200 page 367, Register's Office Davidson County, Tennessee
- Covenants conditions and restrictions as set forth in instrument recorded in Book 6213 page 806 and Book 6298, page 529 Register's Office for Davidson County, Tennessee

This is improved property known as 2909 Sheana Way, Antioch, TN 37013

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate, that he has a good right to sell and convey the same, that the same is unencumbered and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

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 our hands this September 9 2016

Alexis Cucerzan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alexis Cucerzan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 9, 2016

My commission expires 7/8/19

Notary Public

HALE WILSON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney** 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires. 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN