WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160096476 DEEDWARR
Recvd: 11/01/16 11:13 2 pgs
Fees: 13.00 Taxes: 404.34
20161101-0115358

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,280.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ricardo Hevia Duran	New Owner	043-02-0A-249.00
(NAME)	(NAME)	
249 Cedarwood Lane	"	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	"	
(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, I, **Shelia Woodall,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ricardo Hevia Duran, a single man,** 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. X-249 on the Plan of a Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Shelia D. Woodall, by Warranty Deed from Greta L. Blair, formerly known as Greta Howes, and John David Blair, wife and husband, date 8/4/16 and recorded 8/9/16 in Instrument No: 20160809-0082796, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 249 Cedarwood Lane, Condominium, Madison, TN 37115
(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 10th day of November, 2016.

Shelia Woodall

State of Tennessee
County of Sumner

Personally appeared before me Shelia Woodall, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162478

