Davidson County DEEDWARR
Recvd: 04/18/17 09:18 3 pgs
Fees:18.00 Taxes:610.50
20170418-0037473

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 17th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: OCT 20 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
Jesenia Torres Ramirez	Gateway Mortgage Group, LLC	
(NAME)	(NAME)	
4709 Chutney Dr.	244 South Gateway Place	16514002300
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jenks, OK 74037	
(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, **Kashundra Cloyd Brown, f/k/a Kashundra Cloyd** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jesenia Torres Ramirez,** an unmarried woman, 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:

Being Lot No. 295 on the plan of Peppertree Forrest, Section 11, Rev., of record in Book 8250, Page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kashundra Cloyd, by deed of record in Instrument No. 20120702-0058105 , Register's Office for Davidson County, Tennessee. The said Kashundra Cloyd N/K/A Kashundra Cloyd Brown

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Kashundra Cloyd Brown by Brandon Eley as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170418-0037472, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4709 Chutney Dr., 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 14th day of April, 2017.

Kashundra Cloyd Brown by Brandon Eley Attorney in fact

State of Tennessee
County of Rutherford

On this the 14 day of April, 2017, before me personally appeared Brandon Eley, the person who executed the foregoing instrument on behalf of Kashundra Cloyd Brown and acknowledged that he executed the same as the free act and deed of the said Kashundra Cloyd Brown, through Power of Attorney granted him by the Kashundra Cloyd Brown.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 11985

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

