Davidson County DEEDWARR
Recvd: 06/27/17 14:17 3 pgs
Fees:18.00 Taxes:869.50
20170627-0064724

FOR OFFICIAL USE

ARIANNA JOHNSON
Commission No. 799871
My Comm. Expires 10/17/2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS May 10, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/17/19
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aynsley Riser and Kevin Riser	New Owner	98-1-104.00
(NAME) 5117 Lana Renee Court	(NAME)	
(ADDRESS) Nashville,TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrea Carena, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aynsley Riser and Kevin Riser, wife and husband, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 53, Roxborough, Resubdivision of Lots 42-56, as shown on Plat of record in Plat Book 5210, Page 76, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of Said property.

Being the same property conveyed to Andrea Carena, unmarried by Warranty Deed from Mitchell M. Beverly and wife, Rebecca A. Beverly dated August 31, 2009, filed of record in Instrument Number 20090904-0083498, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Unimproved ☐
This is improved ☒ property, known as 5117 Lana Renee Court, Nashville, TN 37076
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 10th day of May, 2017.

Andrea Carena

STATE OF Iowa
COUNTY OF Polk

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Andrea Carena**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **May, 2017.**

NOTARY PUBLIC

My Commission Expires: 10/17/19

NOTARIAL SEAL IOWA

ARIANNA JOHNSON
Commission No. 799871
My Comm. Expires 10/17/2019

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

