Bill Garrett Davidson County
Batch# 20590 DEEDWARR
11/01/2017 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20171101-0112083

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value for this Transaction is $110,000.00. Carol A. Dudley Affiant Sworn to and subscribed before me this 31ST day of October, 2017 Betty Mitchell NOTARY PUBLIC My Commission expires 4-23-18

BETTY MITCHELL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan
3011 Harrah Drive, Suite B, Spring Hill, TN 37174

NAME AND ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
Veronica Guatzin Perez 4020 Scotwood Drive Nashville, TN 37211	**New Owner**	134-09-0-008.00

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL A. DUDLEY f/k/a CAROL A. THOMAS**, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and does transfer and convey unto **VERONICA GUATZIN PEREZ**, hereinafter called the Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Woodland Hills, Phase One, as of record in Plat Book 6900, Pages 666 to 669, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to CAROL A. THOMAS by Quit Claim Deed dated August 12, 1994 and recorded in Book 9435, Page 832, Register's Office for Davidson, Tennessee.

CAROL A. DUDLEY and CAROL A. THOMAS are one and the same.

This conveyance is made subject to:

1. 2017 taxes and/or assessments, which have been prorated and assumed by the Grantee.
2. Restrictive Covenants affecting the subject property as shown Plat Book 6900, Pages 666-669, Book 7564, Page 404 and Book 7632, Page 947.
3. All other easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.

This is improved property commonly known as 4020 Scotwood Drive, Nashville, Tennessee 37211.

This Deed was prepared from legal description of the property in prior Deed referenced above and the draftsman of this instrument does not guarantee matters of survey and title.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, VERONICA GUATZIN PEREZ, her heirs and assigns, forever, in fee simple.

Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except as otherwise herein set out.

And Grantor does warrant, and hereby binds her successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, her heirs and assigns.

Witnessed this 31 day of October, 2017.

Carol A. Dudley

CAROL A. DUDLEY f/k/a CAROL A. THOMAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Betty Mitchell, the undersigned Notary Public in and for said County and State, the within named grantor, CAROL A. DUDLEY f/k/a CAROL A. THOMAS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 31ST day of, October, 2017.

Betty Mitchell

Notary Public

My commission expires : 4-23-18

BETTY MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019

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