Bill Garrett Davidson County
Batch# 23215 DEEDWARR
11/07/2017 11:30:30 AM 2 pgs
Fees: $13.00 Taxes: $505.42
20171107-0114545

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $136,600.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2017.

Notary Public
My commission expires: 3/8/2021

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

04-1709-56629

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Carmen Nunez 3244B Anderson Road Antioch TN 37013	New Owner	150-07-0-305.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendy Kristine Cash, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carmen Nunez, an unmarried person**, hereinafter called the Grantees, their successors 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. 7B, on the Plan of Lot 5, 6, & 7, Zone Lot division, Woodymore Heights, Section 1, of record in Book 5800, Page 271, which is a revision of Book 5210, Page 363, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy Kristine Cash and Robert Jason Burdick, both unmarried by deed from Federal Home Loan Mortgage Corporation, dated May 10, 1994, recorded May 11, 1994, of record in Book 9341, Page 572, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wendy Kristine Cash by Quitclaim Deed from Robert Jason Burdick, dated January 15, 1997, recorded January 16, 1997, of record in Book 10321, Page 530, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3244B Anderson Road, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of November, 2017.

Wendy Kristine Cash

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wendy Kristine Cash**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 3rd day of November, 2017.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019