Bill Garrett Davidson County
Batch# 71967 DEEDWARR
03/22/2018 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20180322-0026926

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# V90-29

ADDRESS NEW OWNER:
Ebonee J. Davis
1021 Shawnee Trace
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank
2150 Parkway Circle, RCN-6
Birmingham, AL 35244

MAP	**52**
CTRL MAP	**A**
GROUP	**8**
PARCEL	**29.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David E. Pereira and Esther F. Pereira** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Ebonee J. Davis, an unmarried woman**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Heron Walk, Phase One, Section One, as shown on plat of record in Plat Book 9700, Page 173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to David E. Pereira by deed from Integrity Real Estate LLC, a corporation existing under the laws of the State of Tennessee, dated November 30, 2004, of record in Instrument No. 20041213-0147649, Register's Office for Davidson County, Tennessee. David E. Pereira conveyed the property to David E. Pereira and Esther F. Pereira by deed dated December 29, 2008, of record in Instrument No. 20090108-0001834, said Register's Office.

This is improved property known as 1021 Shawnee Trace, Madison, Tennessee 37115. Possession is to be given on March 23, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14 day of March, 2018.

David E. Pereira

Esther F. Pereira

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David E. Pereira and Esther F. Pereira**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of March, 2018.

NOTARY PUBLIC

TONI-LEE CRAWLEY Notary Public STATE OF TENNESSEE

My Commission Expires: 11-26-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $199,900.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of March, 2018.

NOTARY PUBLIC

TONI-LEE CRAWLEY Notary Public STATE OF TENNESSEE

My Commission Expires: 11-26-18

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021