Bill Garrett Davidson County
Batch# 80556 DEEDWARR
04/13/2018 11:02:40 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180413-0034956

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Casey N. Borba (incorrectly conveyed as Casey N. Borboa) and Duane P. Borba, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yolonda Odem, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 129, Section 2A, on the Plan of Hunters Branch, of record in Plat Book 6250, page 819 and amended in Book 6815, page 77, Register's Office for Davidson Count, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Casey N. Borba (incorrectly conveyed as Casey N. Borboa) and Duane P. Borba, wife and husband, by deed from Timothy A Beekman, II, married, dated October 13, 2015, of record in Instrument No. 20151015-0105132, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 112 Collinwood Place, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of April, 2018.

Casey N. Borba

Duane P. Borba

State of Tennessee)
County of Davidson)

On this 12th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Casey N. Borba and Duane P. Borba, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 205,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of April, 2018.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Yolonda Odem	Highlands Residential	172-08-0A-129.00
112 Collinwood Place	12001 North Central Expressway, #750	
Antioch, TN 37013	Dallas, TX 75243	