Bill Garrett Davidson County
Batch# 88859 DEEDWARR
05/04/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180504-0042966

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1076TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Angela Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2018.

Stacey Denson Palmer
Notary Public
Commission Expiration:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Angela Burns 4200 October Woods Dr Antioch, TN 37013	CitiBank 1000 Technology Dr ~~SAME AS NEW OWNER~~ OFallon, MO, 63368	183 05 0A 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Elizabeth Featherston, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Burns, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 4200 October Woods Dr Antioch, TN 37013, County of Davidson to wit:

Land in Davidson County, TN, being Lot No. 138 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Book 9700, pages 437 & 438, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Featherson, by deed from Yazdian Construction, Inc., dated 07/29/1998, filed and recorded 08/04/1998, of record in Book 11050, Page 723, said Register's Office.

Elizabeth Featherson, Yvette E. Word, and Yvette Thompson are all one and the same person.

Tax Map and Parcel ID is as follows 183 05 0A 105.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 4200 October Woods Dr, Antioch, TN 37013

LTE File No.: 18-1076TN

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of April, 2018.

Elizabeth Featherston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2018, before me personally appeared **Elizabeth Featherston**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of April, 2018.

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/22/22

LTE File No.: 18-1076TN

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

