Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 93414 DEEDWARR
05/17/2018 11:10:40 AM 3 pgs
Fees: $18.00 Taxes: $687.83

20180517-0047266

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2018.

Notary Public
My commission expires: 11-5-2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

05-1804-67248

Address of New Owner:	Send Tax Bills to:	Tax Information:
Felicia Bell	Highland Residential Mortgage, Ltd.	058-11-0-179.00
537 Judd Drive	12001 N. Central Expressway, Suite 750	
Nashville TN 37218	Dallas, TX 75243	

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, **Yara M. Cuen a/k/a Yara M. Canson, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Felicia R.Bell, an unmarried woman,** 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. 104, on the Plan of Section 3, Royal Hills, of record in Book 4860, Page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yara M. Cuen by deed from Ronald L. Woodard, a married man, dated September 29, 2006, recorded October 11, 2006, of record in Instrument No. 20061011-0126408, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependant.

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 537 Judd Drive, Nashville, TN 37218.

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 15th day of May, 2018.

Yara M Cuen

Yara M. Cuen a/k/a Yara M. Canson

STATE OF CA
COUNTY OF Kern

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Yara M. Cuen a/k/a Yara M. Canson** 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 this 15th day of May, 2018.

Notary Public

My Commission expires:

4-14-21

KATIE MIRANDA
COMM. #2186878
Notary Public · California
Kern County
Comm. Expires Apr 14, 2021

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern

KATIE MIRANDA
COMM. #2186878
Notary Public · California
Kern County
Comm. Expires Apr 14, 2021

Subscribed and sworn to (or affirmed) before me on this 15th day of May, 2018,
Date *Month* *Year*
by
(1) Yara M. Canson
(and (2)),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ **Document Date:** _____

Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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