Bill Garrett Davidson County
Batch# 105827 DEEDWARR
06/18/2018 12:14:49 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20180618-0058335

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $165,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th Day of JUNE, 2018.

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Calie Sneed
525 Bradburn Village Cir.
Antioch, TN 37013-1987
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 164060B01300CO

WARRANTY DEED

18NT00291

Effective the 14th Day of June, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michelle Fonseca FKA Michelle Sloan and Clifford David Fonseca, Wife and Husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Calie Sneed, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in WILLIAMSON COUNTY, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 13 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle Sloan, a single woman, by Warranty Deed from Beazer Homes Corp., dated 10/29/2007 and recorded 11/06/2007 as Document No. 20071106-0131158, Register's Office for Davidson County, TN.

This is an improved property commonly known as 525 Bradburn Village Cir., 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 and assigns, forever. We do covenant with 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 unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 14th Day of June, 2018.

Michelle Fonseca FKA Michelle Sloan

Michelle Fonseca FKA Michelle Sloan

State of Tennessee}
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michelle Fonseca FKA Michelle Sloan, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, the 14th Day of June, 2018.

Notary Public
My commission expires: 3 · 10 · 19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Clifford David Fonseca

Clifford David Fonseca

State of Tennessee}
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Clifford David Fonseca, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, the 14th Day of June, 2018.

Notary Public
My commission expires: 3 · 10 · 19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON