Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 106589 DEEDWARR
06/19/2018 03:07:33 PM 2 pgs
Fees: $13.00 Taxes: $1,187.70
20180619-0059095

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-2001D

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Paul Ankuda and Danielle Ankuda, husband and wife (NAME) | NEW OWNER (NAME) | 033-14-0-088.00 |
| 805 Nella Drive (STREET ADDRESS) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Filipe Fernandes and Fawn Fernandes, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Ankuda and Danielle Ankuda, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of PLEASANT HILL, of record in Plat Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Filipe Fernandes and Fawn Fernandes, husband and wife from Christopher S. Murphy and wife, Shaunielle L. Murphy, by Warranty Deed dated May 30, 2014, as Instrument No. 20140609-0049923, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 69, Register's Office for Davidson County, Tennessee.
2. Sewer and Storm Drainage easement as recorded in Book 7796, page 626, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Filipe Fernandes is signed by his duly appointed Attorney-in-fact Fawn BrownFernandes, pursuant to the Power of Attorney recorded in Instrument #20180619-0059094, said Register's Office.

This is improved property, known as 805 Nella Drive, Goodlettsville, TN 37072.

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 unencumbered, 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. Whenever 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/our hand(s) this 4th day of June, 2018.

FILIPE FERNANDES

Filipe Fernandes by

By: Fawn Brown Fernandes, June 04, 2018

Fawn Brown Fernandes, Attorney-in-Fact — Date

Attorney-in-Fact

Fawn Fernandes June 04, 2018

Fawn Fernandes — Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Fawn Fernandes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of June, 2018.

My Commission Expires:_____

Notary Public

TODD SHOLAR — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY — COMM. EXP. 8/21/2018

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Fawn Brown Fernandes, Attorney-in-Fact for Filipe Fernandes, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of June, 2018.

My Commission Expires:_____

Notary Public

TODD SHOLAR — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY — COMM. EXP. 8/21/2018

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**