NEW OWNER:

Shawn Keith Cruze
339 Janette Avenue
Goodlettsville, TN 37072

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0412

033-08-0-144.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 120561 DEEDWARR
07/25/2018 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $739.63
20180725-0072505

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars** ($**199,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ANGELA CIPRIANO**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SHAWN KEITH CRUZE, SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Gatewood Subdivision, Section 3 of record in Plat Book 4175, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela M. Cipriano, a single woman by Warranty deed from Andrew J. Bird and Hadassah R. Bird, husband and wife of record in Instrument No. 20160726-0076847 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 26, 2016.

Being also known as 339 Janette Avenue Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **July, 2018**.

Angela Cipriano
ANGELA CIPRIANO

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANGELA CIPRIANO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **July, 2018**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **199,900.00** .

AFFIANT

Sworn to and subscribed to before me this 25th day of **July, 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

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY