Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Monique D. Sherman, unnmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Wanda Lee, a married woman** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Plat at Instrument No. 20050707-0078328, 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 Monique D. Sherman, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 19, 2006, of record in Instrument No. 20060627-0076851, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1664 Comanche Run, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Bill Garrett Davidson County
Batch# 124642 DEEDWARR
08/03/2018 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20180803-0076631

WITNESS THE EXECUTION HEREOF this 1st day of August, 2018.

Monique D. Sherman

State of Tennessee)
County of Davidson)

On this 1st day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Monique D. Sherman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 223,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of August, 2018.

Notary Public

My Commission Expires: 9/25/19

NEW OWNER:
Wanda Lee
1664 Comanche Run
Madison, TN 37115

RESPONSIBLE FOR TAX PAYMENT:
Wanda Lee
1664 Comanche Run
Madison, TN 37115

TAX MAP-PARCEL #:
053-14-0A-065.00CO

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019