FILE NUMBER:
NMAE-188223 (2)

Bill Garrett Davidson County
Batch# 124874 DEEDWARR
08/06/2018 12:05:30 PM 2 pgs
Fees: $13.00 Taxes: $817.70
20180806-0077014

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

Stephanie Whitworth
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF August, 2018.

(Affix Seal)

Notary Public

My Commission Expires: 4/08/2021

JAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2021

WHITWORTH-H18235

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephanie Whitworth, an unmarried woman	~~SAME~~ New Owner	043.01-0-314.00
1124 Palmer Avenue		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANG HOMES INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE WHITWORTH, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Final Plat for Stinson Estates of record in Instrument No. 20020501-0053635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tamara D. Douglas, an unmarried woman by deed from Donnie Reed and wife, Shelia Reed of record in Inst. 201207200063973, Register's Office for Davidson County, Tennessee. FURTHER BEING the SAME Property conveyed to ANG Homes, Inc. AND Recorded AS INSTRUMENT NO. 20180604-0052816 IN Said Register's OFFICE FOR Davidson County, Tennessee.

( ) unimproved

This is (X) improved property known as 1124 Palmer Avenue, Madison, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 3rd day of August, 2018 :

ANG Homes, Inc by Alexandra Terry, President

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Alexandra Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of ANG Homes, Inc, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Alexandra Terry as President.

Witness my/our hand(s) this 3RD day of August, 2018.

Notary Public

My Commission Expires: 07/24/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY