THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817409

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Y Johnson Davidson County
Batch# 144079 DEEDWARR
09/24/2018 08:46:58 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180924-0094068

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Felipe Mandujano 4776 Bowfield Dr Antioch, TN 37013	New Owner	Tax Parcel ID No. 161-04-086.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tierra Ameier Garrison-Boykins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Felipe Mandujano,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 39 on the Plan of Goodrich Heights, of record in Book 2663, Page 60, Register's Office for said County.

Said Lot No. 39 fronts 100 feet on the Southerly side of Raywood Lane and runs back 193.6 feet on the Westerly line and 190.25 feet on the Easterly line to a dead line on which it measures 14.35 feet.

Being the same property conveyed by Warranty Deed from Eva Pyle Gray, unmarried to Tivvis Garrison, unmarried, as recorded on the 4th day of December, 1996 in Deed Book 10279, Page 348 in the Register's Office of Davidson County, Tennessee.

Tivvis Garrison died intestate on or about February 3rd, 2018. Her estate being administered in the Circuit Court of Davidson County at Docket No 18P707. Affidavit of Inheritance in Instrument No. 20180504-0043000. Grantor herein warrants and covenants that Tierra Ameier Garrison-Boykins is the sole heir at law of Tivvis Garrison.

See also Conservatorship of Tierra Ameier Garrison-Boykins of record in the Seventh Circuit Court, Probate Division of the Twentieth Judicial District, sitting in Nashville, TN as Case No 13P1634 in which Joan Boykins is the currently appointed Conservator of Tierra Ameier Garrison-Boykins. And has been authorized by the Court Order to convey this property, dated Sept 14th, 2018, Case No 13P1634.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOODRICH HEIGHTS, as recorded in Plat Book 2663, Page(s) 60.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5127 Raywood Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2018.

Joan Boykins, Conservator of Tierra Ameier Garrison-Boykins

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Boykins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of Tierra Ameier Garrison-Boykins, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of September, 2018.

Notary Public

My Commission Expires: 08/21/2020

WILFREDY ORELLANA
Notary Public, Commonwealth of Massachusetts
My Commission Expires Aug 21,2020