Karen Y Johnson Davidson County
Batch# 144453 DEEDWARR
09/24/2018 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20180924-0094414

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 07-26-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Holguin	Highlands Residential	053-14-0A-016.00
(NAME)	(NAME)	
705 Comanche Ct.	12001 N. Central Expressway Suite 750	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John K. Shea and Jennifer A. Shea, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deborah Holguin, a single woman,** hereinafter called the GRANTEE, 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. 16 on The Final Plat of The Woods of Neeley's Bend, Phase 1, as of record in Book 9700, page 928, and revised in Book 9700, Page 997, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to John K. Shea and Jennifer A. Shea, husband and wife, by Warranty Deed from Justin Rogers, a married man, dated February 16, 2016 and recorded February 19, 2016 in Instrument No. 20160219-0016133, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on the plan of record in Plat Book 9700, page 928 and Plat Book 9700, page 997, said Register's Office.

Subject to Conveyance of Common Areas of record in Instrument No. 20110916-0072158, said Register's Office.

Subject to Sanitary Sewer Easements of record in Book 11213, Page 464, Book 11213, Page 467 and Book 11213, Page 470, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 11527, Page 304, as amended in Instrument No. 20050318-0029990, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 705 Comanche Ct., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 19th day of September, 2018.

John K. Shea

Jennifer A. Shea

State of Tennessee
County of Sumner

Personally appeared before me John K. Shea and Jennifer A. Shea, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2018.

Notary Public
My Commission Expires: 6/18/19

File No.: 20181815

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

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.

Penny Y. Ray
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)

