Karen Y Johnson Davidson County
Batch# 147370 DEEDWARR
10/01/2018 01:51:47 PM 2 pgs
Fees: $13.00 Taxes: $921.30
20181001-0097176

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deetra & Farran Watford 8208 Lenox Creekside Drive Antioch, TN 37013	New Owner	181020A-005.00CO

THIS INDENTURE, made this 28 day of September, 2018 between

Aaron Tribou and Jenna Tribou, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor,** and

Deetra Watford, a single woman and Farran Watford, a single woman, as joint tenants with right of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 5 as shown on the Exhibit Plan of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060306-0025686 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aaron Tribou and Jeanna Tribou, husband and wife, by Warranty Deed dated 6/20/12 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20120621-0054643 in the Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8208 Lenox Creekside Drive, Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Aaron Tribou

Jeanna Tribou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Aaron Tribou and Jeanna Tribou, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of September, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $249,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of September, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County