WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152664 DEEDWARR
10/19/2018 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20181019-0103800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-091260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marlene Miranda and Ismael Miranda	U.S. Bank N.A.	
(NAME) 851 Reeves Road	(NAME) 4801 Frederica St	148-16-0-032.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($189,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BETTY T. BREWER, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARLENE MIRANDA AND ISMAEL MIRANDA, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, 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. 207 on the Plan of Debra Heights, Section Two, of record in Plat Book 3700, Page 39, 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 Lawrence C. Brewer and wife, Betty T. Brewer by Warranty Deed from Dennis R. Layne and wife, Brenda M. Layne, of record in Book 10245, Page 759, Register's Office for Davidson County, Tennessee, dated October 30, 1996 and recorded on November 01, 1996. Lawrence C. Brewer having since died on April 21, 2018 leaving the property vested to Betty T. Brewer as the surviving tenant by the entirety.

Betty T. Brewer and Betty J. Brewer are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 851 Reeves Road, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 the 17th day of October, 2018

Betty J. Brewer BY Lawrence W. Brewer ATTORNEY IN FACT
Betty J. Brewer by Lawrence W. Brewer, her attorney in fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 17th day of October, 2018, before me personally appeared Lawrence W. Brewer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty J. Brewer aka Betty T. Brewer and who acknowledged he/she/they executed the same as the free act and deed of the said Betty J. Brewer aka Betty T. Brewer by virtue of the power of attorney recorded in Instrument No. 20180926-0095593, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 17th day of October, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Jamie Ivey, 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 therewith 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, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires