Karen Y Johnson Davidson County
Batch# 154388 DEEDWARR
10/26/2018 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $264.87
20181026-0106320

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Ramon Delgado et al
1516 Bridgecrest Dr.
Antioch, TN 37013

Send Tax Bills To
Same

Map-Parcel No.
149 15 0A 022.00

Warranty Deed

Grantor: Ramon Delgado and wife, Brenda Delgado
Grantee: Helen Burns

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section One, Cambridge Forest, of record in Book 9700, Pages 299 and 300, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.0

Being the same property conveyed to Ramon Delgado and wife, Brenda Delgado by deed from Beazer Homes Corp., DBA Phillips Builders, of record in Book 11000, Page 231, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1516 Bridgecrest Dr. Antioch, TN 37013.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $71,585.46 in the Grantee, who holds this partial interest as a joint tenant with right of survivorship with Ramon Delgado and wife, Brenda Delgado.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Ramon Delgado, Grantor

Brenda Delgado, Grantor

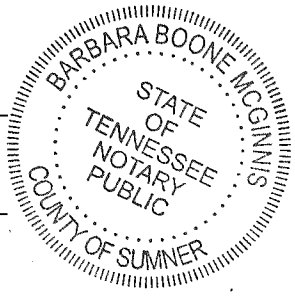
State of Tennessee
County of Sumner

On October 16, 2018, before me personally appeared Ramon Delgado, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public

My commission expires: 6/18/2019



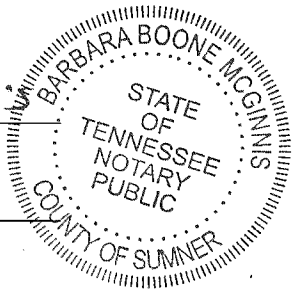
State of Tennessee
County of Sumner

On October 16, 2018, before me personally appeared Brenda Delgado, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis

Notary Public

My commission expires: 6/18/2019



* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $71,585.46.

Helen Burns by Brenda Delgado

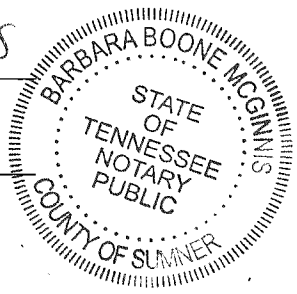
Helen Burns by your Attorney in Fact
Grantee

Sworn to and subscribed before me on October 16, 2018.

Barbara Boone McGinnis

Notary Public

My commission expires: 6/18/2019



TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 Sumner

Personally appeared before me, Debra King, a notary public for this county and state, Chelle Guidry, 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: May 25, 2022

