WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158636 **DEEDWARR**
11/13/2018 02:15:03 PM 2 pgs
Fees: $13.00 Taxes: $775.15

20181113-0111788

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,500.00

Karen Kelley
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF NOVEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5199B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Katherine Silva	GMFS	084-10-0-015.00
2206 Weona Drive	7389 Florida Blvd #2004	
Nashville, TN 37214	Baton Rouge LA 70806	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEPHANIE D. MCKAY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE SILVA, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 62 on the Plan of A Subdivision of C.R. Quarles Lands, Maplecrest, as of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED, BUT EXPRESSLY EXCLUDED therefrom is the following property conveyed in Instrument No. 20030701-0091137, as corrected in Instrument No. 20090203-009368, in said Register's Office.

Being the same property conveyed to Stephanie D. McKay, a single woman, by Warranty Deed from Sharyl L. Martin of record in Instrument No. 20150109-0002531 Register's Office for Davidson County, Tennessee, dated January 07, 2015, and recorded on January 09, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2206 Weona Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 9th day of November, 2018.

Stephanie D. McKay

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, STEPHANIE D. MCKAY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2018.

Notary Public

My Commission Expires: 10/11/21

File #: 18-5199B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

CARLTON DRUMMRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY