Karen Y Johnson Davidson County
Batch# 160952 DEEDWARR
11/15/2018 01:47:30 PM 2 pgs
Fees: $13.00 Taxes: $751.84
20181115-0112648

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

JENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FELIPE MEJIA AND CRISTINA MEJIA | OWNER AT OWNER'S | |
| (NAME) | (NAME) | 14815002900 |
| 1889 OLIVE CIRCLE | ADDRESS | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gilbert Koonce,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Felipe Mejia and Cristina Mejia, husband and wife,** 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 114 on the Plan of Apache Hills, Section 3, of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee.**

**SAID Lot 114 fronts 70 feet on the southeasterly side of Cimarron Way and extends back 170 feet on the northeasterly line and 158.45 feet on the southwesterly line to a dead line in the rear measuring 70.36 feet thereon.**

Being the same property conveyed to Gilbert D. Koonce and Peggy T. Koonce by virtue of that certain Limited Warranty Deed dated November 23, 1977, and being of record at Book 5241, Page 884 in the Register's Office of Davidson County, Tennessee. Gilbert D Koonce died July 23, 2007 leaving Peggy T Koonce as the remaining tenant by the entirety. Peggy T Koonce died intestate on September 11, 2018 leaving her son Gilbert Koonce as her only heir per affidavit of heirship of record at Instrument No. 201811150112647 in the Register's Office of Davidson County, Tennessee.

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4828 Cimarron Way Antioch, TN 37013
(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 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 hand this 14th day of November, 2018.

Gilbert Koonce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gilbert Koonce**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019