Karen Y Johnson Davidson County
Batch# 164863 DEEDWARR
11/26/2018 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20181126-0115282

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $197,000.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2018.

Notary Public

My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory Jones **Lana Sims**	NEW OWNER ~~**NAVY FEDERAL CREDIT UNION**~~	**13409011200**
4728 Reischa Drive		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Crystal A. Morris now Tamayo, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Jones and Lana J. Sims

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. 94, on the plan of Phase One, Woodland Hills, of record in Plat Book 6900, pages 666-669, corrected in Book 7564, page 404, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Crystal A. Morris, single woman, by Warranty Deed from Spring Hill Land Company, a Tennessee Corporation, dated March 13, 2014, of record in Instrument No. 20140317-0021745, Register's Office for Davidson County, Tennessee. Crystal A. Morris has since married and is now known as Crystal Tamayo. Lionel Tamayo, spouse of record owner, joins in the execution of this instrument to convey any/all marital interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 7632, page 947, Book 9055, page 943, said Register's Office.

Easements of record in Book 3103, page 37, Book 3504, page 619, Book 8347, page 35, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4728 Reischa Drive, Nashville, TN 37211.

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 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.

Crystal Tamayo Date: 11-19-18
Crystal Tamayo

Lionel Tamayo Date: 11-19-18
Lionel Tamayo

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Crystal Tamayo and Lionel Tamayo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MARK B. LEEDOM

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

