Karen Y Johnson Davidson County
Batch# 169827 DEEDWARR
12/04/2018 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20181204-0118040

# WARRANTY DEED

2018-1314

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of December, 2018.

Notary Public

(Affix Seal)
My Commission Expires: 3/10/19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Janice L. Shell<br>721 Cameo Drive<br>Nashville, TN 37211 | CapStar Bank<br>2002 Richard Jones Road<br>Ste 300A<br>Nashville, TN 37215 | 11912003800 |

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 consideration, the receipt of which is hereby acknowledged, I/we, **Mark Mendoza and wife Sara Mendoza**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Janice L. Shell, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 45 on the Map of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for said county and described as follows:

Beginning at a point in the southerly margin of Cameo Drive at the common corner of Lot Nos. 45 and 46; thence with the line between said lots, southerly 170.04 feet to the corner of said lots and of Lot Nos. 43 and 44; thence with the line between Lots 44 and 45, westerly 170 feet to the easterly margin of Cameo Drive; thence with the margin of the same northerly 45 feet to a point and continuing with the margin of the same, northerly and easterly around a curve 222.09 feet to the beginning.

Being the same property conveyed to Sara Mendoza, a married person, from Sara Sizemore by Quitclaim Deed dated December 22, 2016 and recorded April 5, 2017 by Instrument No. 201704050033423 Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property know as 721 Cameo 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 3rd day of December, 2018

Mark Mendoza

Sara Mendoza

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Mark Mendoza and Sara Mendoza, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of December, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

# True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.