Karen Y Johnson Davidson County
Batch# 169934 DEEDWARR
12/04/2018 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20181204-0118235




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$315,000.00~~ $314,000 (AP)

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2018.

Notary Public

My commission expires:
3-8-2022

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Isabel Szendrey Ramos** | Legacy Mutual Mortgage | **172120A09900CO** |
| **117 Peak Hill Circle** | 3503 Paesanos Parkway | |
| **Nashville, TN 37211** | San Antonio TX 78231 | |

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,

**Katherine Blankenship and John B. Judkins, wife and husband**

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

**Isabel Szendrey Ramos, unmarried woman**

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. 142, on the plan of Section Five, Bradford Hills, R-15 Residential P.U.D., of record in Plat Book 7900, page 6, as amended in Book 7900, pages 287-288, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine Blankenship, a single woman, by Warranty Deed from Jason M. Blume and wife, Katherine A. Blume, dated December 18, 2015, of record in Instrument No. 20151228-0129477, Register's Office for Davidson County, Tennessee. Katherine A. Blankenship conveyed subject property to Katherine Blankenship and John B. Judkins, wife and husband, by Quitclaim Deed dated October 26, 2017, of record in Instrument No. 20171102-0112302, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Book 8071, page 520, said Register's Office.

Open Space Deed of record in Book 8154, page 304, said Register's Office.

Restrictions of record in Book 8069, page 170, Book 8372, page 901, said Register's Office.

Bylaws of record in Book 8071, page 531, 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 117 Peak Hill Circle, 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.

Katherine Blankenship Date: 12/3/18

John B. Judkins Date: 12/3/18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Katherine Blankenship and John B. Judkins, 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 3rd day of December 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

