Karen Y Johnson Davidson County
Batch# 178789 DEEDWARR
12/28/2018 10:20:24 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20181228-0125778

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $273,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of December, 2018.

NOTARY PUBLIC

My commission expires: 07/06/20

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR18-5904

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Maria D. Catalan Rayo	new owner	172080A08700CO
(NAME)	(NAME)	
5904 Labrador Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $273,000.00 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 **Dennis M. Leming and Debbie Crowe Leming, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Maria D. Catalan Rayo, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 87 on the Plan of the Resubdivision of Lots 87 & 159, Hunters Branch, Planned Unit Development, of record in Plat Book 6200, page 934, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Dennis M. Leming, single, by deed from Donald H. Durham and wife, Vicki L. Durham of record in Book 9233, page 605, said Register's Office.

The said Debbie Crowe Leming joins in this conveyance to convey any marital interest she has in said property.

This property is __unimproved _X_improved property known as: 5904 Labrador Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of December, 2018.

Dennis M. Leming

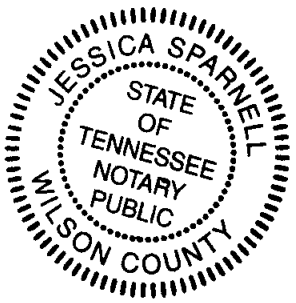
Debbie Crowe Leming

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis M. Leming and Debbie Crowe Leming, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2018.

Notary Public
My Commission Expires: 5-2019



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122