WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180401 **DEEDWARR**
01/03/2019 02:54:13 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20190103-0000851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JANUARY 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5254H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dillon Napier and Lauren Napier	New Owner	051-07-0-014.00
1102 Saunders Ave		
Madison, TN 37115		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHARON ANNE JEFFERIES, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DILLON NAPIER AND LAUREN NAPIER, HUSBAND AND WIFE AND LONNIE NAPIER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot Number 13, on the Plan of Section Four, Pleasant Acres, as of record in Book 2133, page 121, described as follows:

Beginning at a point on the Westerly margin of Saunders Drive, at the common corner of Lots 13 and 14; thence with the line between said lots, Westwardly 184.10 feet to a point; thence Northwestwardly 150 feet to a point on the Southeasterly margin of a 50 foot unnamed street: thence with the margin of said street, Northeastwardly 195 feet to the beginning of a curve; thence along said curve Eastwardly 33.37 feet to the Westerly margin of Saunders Drive; thence with the margin of the same, Southeastwardly along a slight curve, 219.74 feet to the beginning.

Being the same property conveyed to Sharon Anne Jefferies by Warranty deed from David L. Conley of record in Instrument No. 20031219-0181115 Register's Office for Davidson County, Tennessee, dated December 17, 2003 and recorded on December 19, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1102 Saunders Ave, Madison, TN 37115

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 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.

Witness my hand on the 2nd day of January 2019.

Sharon Anne Jefferies

Sharon Anne Jefferies

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally, appeared before me, a Notary Public of said County and State, SHARON ANNE JEFFERIES, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of January 2019.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 18-5254H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206