This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 180700 DEEDWARR
01/04/2019 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $606.80
20190104-0001189

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 164,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of December, 2018

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Tiphanie M. Davis
1515 Bridgecrest Drive, Unit 112
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 149150B03500C0

WARRANTY DEED

18NT00665

Effective the 28th day of December, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID LEYHEW AND WIFE, SHARON LEYHEW, AND TAMMY LEYHEW COLLINS

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TIPHANIE M. DAVIS, UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 112, on the revised plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Leyhew and wife, Sharon Leyhew, and Tammy Leyhew Collins, as joint tenants with rights of survivorship, by Warranty Deed from The Craig Company, a Tennessee Corporation, dated 10/14/2005 and recorded 10/21/2005 as Document No. 20051021-0127044, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1515 Bridgecrest Dr., Unit 112, Antioch, TN 37013.

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28th day of December, 2018

David Leyhew by Tammy Leyhew Collins attorney in fact

~~**David Leyhew**~~ Tammy Leyhew as attorney-in-fact for David Leyhew SH

DE LANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ~~X~~ David Leyhew, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of December, 2018.

* Tammy Leyhew as attorney-in-fact for David Leyhew SH

Notary Public

My commission expires: 1/30/2021

Sharon Leyhew by Tammy Leyhew Collins, attorney in fact

~~**Sharon Leyhew**~~ Tammy Leyhew as attorney-in-fact for Sharon Leyhew SH

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ~~X~~ Sharon Leyhew, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of December, 2018.

* Tammy Leyhew as attorney-in-fact for Sharon Leyhew SH

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tammy Leyhew Collins

Tammy Leyhew Collins

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Tammy Leyhew Collins, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of December, 2018.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

