KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 183921 DEEDWARR
01/15/2019 11:10:59 AM 2 pgs
Fees: $13.00 Taxes: $514.30

20190115-0004118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya Wilson	New Owner	080-08-0-395
(NAME) 3214 Mexico Dr.	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

THOMAS M. WHITEFIELD,

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

TANYA WILSON, AN 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 56 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Register's Office for said County.
Said Lot No. 56 fronts 55.00 feet on the east margin of Mexico Drive and runs back between lines, 124.57 feet on its northerly line and 124.43 feet on its Southerly line, to a line in the rear on which it measures 55.0 feet thereon.

Being the Same property conveyed to Thomas M Whitefield, unmarried by Quitclaim Deed from Thomas M. Whitefield, Robert Whitefield III, Autrey Boyd, Ruby Jeffereson, Bernice Parker, Anotonio McKissack, and Tanya Wilson, dated 15 day of January, 2019, of record in Instrument No. 20190115-0004117, in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Whitefield, unmarried and Wilhelmina Whitefield, unmarried by Deed dated January 5, 2011 from Wilhelmina Whitefield, recorded January 12, 2011, in Instrument Number 20110112-0003378, in the Official Records of Davidson County, Tennessee. Said Wilhelmina Whitefield is now deceased and property future being vested in the grantors herein by Affidavits of Heirship of record in Instrument No. 20190115-0004116 and Instrument No. 20190115-0004115, said Register's Office for Davidson County, Tennessee. Said Thomas Whitefield is also known as Thomas M. Whitefield.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #15241

This *Inproved* property is commonly known as: 3214 Mexico Dr., Nashville, TN 37218

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 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 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/our hand(s) this 14th day of January, 2019

Thomas M. Whitefield, aka Thomas Whitefield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of January, 2019, before me personally appeared Thomas M. Whitefield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14th day of January, 2019.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

LT&E File #15241