Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2462

Karen Johnson Davidson County
Batch# 185227 **DEEDWARR**
01/17/2019 02:29:09 PM 2 pgs
Fees: $13.00 Taxes: $762.20

20190117-0005110

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of December, 2018

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dalmys B. Sanchez 1024 Windsor Brook Place Antioch, TN 37013	SWBC Mortgage, ISAOA, ATIMA 9311 San Pedro Avenue Ste 100 San Antonio, TX 78216	151-10-0A-116.00-C

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Amanda Dean, Successor Trustee of The 1024 Windsor Brook Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dalmys B. Sanchez, 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. 41 on the Plan of Phase Two, Villages of Long Hunter P.U.D of record in Plat at Instrument No. 20020515-0059732, 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 Josh Terry, Trustee of the 1024 Windsor Brook Trust by Warranty deed from Nathaniel Jackson, married of record in Instrument No. 20180807-0077463 Register's Office for Davidson County, Tennessee, dated August 01, 2018 and recorded on August 07, 2018.

The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed as Successor Trustee under The 1024 Windsor Brook Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1024 Windsor Brook Place, 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; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of December, 2018.

Amanda Dean, Successor Trustee

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 1024 Windsor Brook Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 6th day of December, 2018.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 03.23.21