WARRANTY DEED

File No. 2018-170

Karen Johnson Davidson County
Batch# 187024 DEEDWARR
01/23/2019 09:36:43 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190123-0006491

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-7-22 (AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick G. Sandoval and Michelle Sandoval	New Owner	14814031700
311 Mosley Drive		
Brentwood, TN. 37207		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **MICHELE JOHNSON, A SINGLE PERSON** has this day bargained and sold and does hereby transfer and convey unto, **DERRICK G. SANDOVAL AND MICHELLE SANDOVAL, HUSBAND AND WIFE**, their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24-B of the Zone Lot Division of Lot 24 of Colewood Acres, Section V, of record in Plat Book 6250, page 616, amending Plat Book 5200, page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michele Johnson by Quitclaim Deed from Robert Keith Tetrick and Katy Tetrick of record in Instrument No. 20120907-0081337, in the Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on September 7, 2012.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property know as: 4017 Shufeld ~~Count~~ Court, Nashville, TN. 37211

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 our hands this 4th day of January 2019.

MICHELE JOHNSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, **MICHELE JOHNSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of January, **2019.**

My Commission Expires: 3/26/22

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tn. 37129
(615)956-6466