Karen Johnson Davidson County
Batch# 187804 DEEDWARR
01/24/2019 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190124-0006952

WARRANTY DEED

JAMES K. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

Laura Hamann
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC. 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5330B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Laura Ayala Meza	Southeast Financial Credit Union, a State chartered credit union	148-14-0-333.00
10 Mary Anton Ct	220 South Royal Oaks Blvd	
Nashville, TN 37211	Franklin, TN 37064	

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,

THOMAS A. SHAGENA AND WIFE, MARY M. SHAGENA

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

LAURA AYALA MEZA AND LUIS ALEJANDRO VEGA CASTILLO, AS JOINT TENANTS WITH RIGHT OF ~~SURVIVORSHIP~~ SURVIVORSHIP

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, Tennessee, being Lot No. 14, on the Revised Plan of Anton Place, of record in Book 9700, page 376, as corrected in Book 10589, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to The Regency Group, LLC by Warranty deed from Mary Anton of record in Book 9799, page 159, Register's Office for Davidson County, Tennessee, dated September 19, 1995 and recorded on September 19, 1995.

Being the same property conveyed to Thomas A. Shagena and wife, Mary M. Shagena by Quit Claim deed from The Regency Group, LLC, a Tennessee Limited Liability Company of record in Book 11707, page 732, Register's Office for Davidson County, Tennessee, dated October 17, 1999 and recorded on October 18, 1999.

Pursuant to Powers of Attorney of record in Instrument Number 201901240006950 and Instrument Number 201901240006951, Register's Office office for Davidson County, Tennessee.

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 10 Mary Anton Ct, 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 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 23rd day of January, 2019.

Thomas A. Shagena by JCJ, Attorney in Fact

Thomas A. Shagena

By: Carlton Drumwright, Attorney-In-Fact

Mary M. Shagena by JCJ, Attorney in Fact

Mary M. Shagena

By: Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Thomas A. Shagena and Mary M. Shagena, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Thomas A. Shagena and Mary M. Shagena.

Witness my hand and official seal, this 23rd day of January, 2019.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 12-18-20

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 18-5330B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Anita Lester, 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 according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.