This instrument was prepared by:
Advantage Title and Escrow, Inc.
1321 Murfreesboro Pike Ste. 823
Nashville, TN 37217

State of Tennessee
County of Davidson
Sales price or actual value whichever is greater, for this transaction is 103,000
affiant Wendy J Tice
Subscribed and sworn to before me this 6th day of ~~August, 2015~~ Feb 2019

X Sheree L Buice
Notary

SHEREE L BUICE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 10-20-2022

WARRANTY DEED

Address of New Owner:
Trustee, Inc.
5282 Murfreesboro Rd
LaVergne, TN 37086

Send Tax Bills To:
Owner

Map & Parcel:
149-70B-46

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alisha M. Brown and Matthew Howell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trustee Inc, 1236 Canyon Ridge Trust, with full power to sell, transfer, and convey without the joinder of any beneficiary** 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. 216 on the Final Plat of Canyon Ridge, Phase Two, of record in instrument # 20031124-0170362, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alisha M. Brown and Matthew Howell by deed of record instrument # 20151109-0113578.
Unimproved (X) known as: **1236 Canyon Ridge Ct. Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 195454 **DEEDWARR**
02/14/2019 11:44:34 AM 3 pgs
Fees: $18.00 Taxes: $381.10

20190214-0013902

Witness my/our hand(s) this the __st day of February, 2019.

Alisha M. Brown

Matthew Howell

STATE OF Massachusetts

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Howell The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 200 Spring Rd, Bedford, this the 12th day of February, 2019.

Jason M. Burke
Notary Public

JASON M. BURKE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 16, 2023

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name _____ The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the __th day of February, 2019.

Notary Public

Witness my/our hand(s) this the __st day of February, 2019.

Alisha M. Brown

X
Matthew Howell

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alisha M. Brown The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Las Vegas Nevada this the 6st day of February, 2019.

CORREY FERRANTE
Notary Public - State of Nevada
Appointment No. 11-6391-1
My Appt. Expires Dec. 28, 2019

Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name _____ The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the __th day of February, 2019.

Notary Public _____