WARRANTY DEED

Karen Johnson Davidson County
Batch# 197118 DEEDWARR
02/20/2019 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $579.79
20190220-0015305

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,700.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacquelyn Globke	Jacquelyn Globke	136-15-0B-148.00
(NAME)	(NAME)	
3401 Anderson Road, Unit 110	3401 Anderson Rd., Unit 110	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Beth Wakefield, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacquelyn Globke, 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 Unit No. 110, on the Plan of A Horizontal Property Regime, (Private Element) Phase 3, SMITH SPRINGS TOWNHOMES, of record in Instrument No. 20020926-0117439, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Beth Wakefield by Warranty Deed dated 07/25/2003 from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Official Records Instrument No. 200308130116342, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 3401 Anderson Rd., Unit 110, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 14th day of February, 2019.

Mary Beth Wakefield

State of Tennessee
County of Williamson

Personally appeared before me Mary Beth Wakefield, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2019.

Notary Public Brianna Bartelsmeyer
My Commission Expires: 9-6-2022



File No.: 19-9857

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda J Arthur
Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires