Karen Johnson Davidson County
Batch# 199000 DEEDWARR
02/26/2019 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20190226-0017210

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1079TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of February, 2019.

Notary Public

Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Regina Maria Mira 3229 Anderson Rd Antioch, TN 37013	**SAME AS NEW OWNER.**	150 07 0244.00

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, WE, **Lela Woods, a single woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regina Maria Mira, a single 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:

Property known as 3229 Anderson Rd Antioch, TN 37013, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 10-A, Zone Lot Division Lot 9, 10 and 11, Section 1, Lakeshore Woods, as of record in Plat Book 5800, Page 315, 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 Lela Woods, an unmarried woman, by deed from Fannie Mae, a/k/a Federal National Mortgage Association, dated 04/05/2017 filed and recorded 04/27/2017 of record as Instrument No. 20170427-0041363, said Register's Office.

Tax Map and Parcel ID is as follows 150 07 0244.00

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.

This is improved property known as: 3229 Anderson Rd, 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 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.

LTE File No.: 19-1079TN

Witness my hand this 22nd day of February, 2019.

Lela Woods

Lela Woods

REBECCA A MILES
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 16701531
My Commission Expires 09-06-2020

STATE OF ~~TENNESSEE~~ Missouri Ram
COUNTY OF ~~DAVIDSON~~ Jackson Ram

On this 22nd day of February, 2019, before me personally appeared **Lela Woods**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of February, 2019.

Rebecca A Miles

Notary Public

Commission Expiration:

09-06-2020

LTE File No.: 19-1079TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

