STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February 2019.

Notary Public

My commission expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY: BANKERS TITLE & ESCROW CO
RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Karen Johnson Davidson County
Batch# 200691 **DEEDWARR**
03/01/2019 09:13:38 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190301-0018597

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anna Walker	Citizens Bank, N.A.	**16014002300**
5638 Oakes Drive	1052 Telegraph Road	
Brentwood, TN 37027	Glen Allen, PA 23059-4577	

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 ACKNOWLEDGE, WE,

Alexandria Annan Euceda, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna M. Walker, unmarried

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 all of Lot 1-B, Section I, Helen Mims Subdivision, of record in Book 6900, page 74, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexandria Annan Euceda, an unmarried woman, by Warranty Deed from Sunshine Years LLC and Carl Smith, a married man, dated August 1, 2017, of record in Instrument No. 20170802-0078943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5638 Oakes Drive, Brentwood, TN 37027.

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 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.

Alexandria Annan Euceda Date: 2/28/19

_____ Date: _____

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Alexandria Annan Euceda, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY