Return To: 19-2107
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-20

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,000.00.
Alex Thomas
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of February, 2019.
Tonya Thomas
NOTARY PUBLIC
My commission expires:_____

Karen Johnson Davidson County
Batch# 204021 DEEDWARR
03/11/2019 08:22:30 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20190311-0021680

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sadaris L. Jones and Brianca Prime	Origin Bank	053090A02200CO
(NAME)	(NAME)	
1450 E Cedar Lane	1800 Hudson Dr 2A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Monroe LA 71201	

Warranty Deed

For and in Consideration of the sum of $160,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Francisco Loza and Adriana Loza, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sadaris L. Jones and Brianca Prime, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1450 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to the Francisco Loza and Adriana Loza, husband and wife by deed from Secretary of Housing and Urban Development, his successors and assigns, of record in Instrument No. 20160323-0027536, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1450 E Cedar Lane, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of February, 2019.

Francisco Loza

Francisco Loza

Adriana Loza

Adriana Loza

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Francisco Loza and Adriana Loza, the herein bargainor, 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 and official seal, this the 27th day of February, 2019.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122