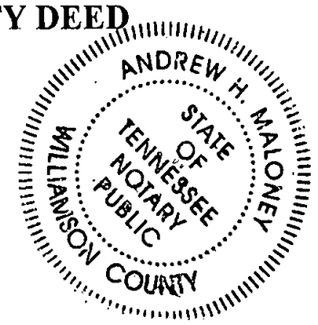
WARRANTY DEED



Karen Johnson Davidson County
Batch# 207603 DEEDWARR
03/19/2019 12:28:52 PM 2 pgs
Fees: $13.00 Taxes: $414.40

20190319-0024979

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of March, 2019

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven G. Drake	North American Savings Bank, F.S.B.	163-01-0-004.00
4205 Kevinwood Court	12520 South 71 Highway	
Antioch, TN 37013	Grandview, MO 64030	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larissa M. Reyes and husband, Teodulo Ortuno**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven G. Drake and Sandra O. Drake, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hickory Highland Place, Phase 2, of record in Book 9700, Page 681, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larissa M. Reyes and husband, Teodulo Ortuno from Thomas J. Bukovac by Warranty Deed on October 26, 2009, of record in Instrument Number 20091102-0100975, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan of record in Plat Book 9700, page 681, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 10421, page 239, Book 11103, page 900, Book 11306, page 572, and Book 11667, page 310, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government Nashville and Davidson County of record in Book 10868, page 883, and Book 10868, page 923, Register's Office for said County. Subject to Boundary Plat of record in Plat Book 6900, page 561, Register's Office for said County. Sanitary Sewer Easement of record in Book 7775, page 361, and Book 7453, page 462, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4205 Kevinwood Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 15, 2019.

Larissa M. Reyes

Teodulo Ortuno

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larissa M. Reyes and Teodulo Ortuno** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 15, 2019

My commission expires 8/1/20

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY