Karen Johnson Davidson County
Batch# 209801 DEEDWARR
03/25/2019 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190325-0026965

WARRANTY DEED

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2019.

Notary Public

My commission expires: 4-18-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marcos Avila	New Owner	**Map 181-03-0-A Parcel 279-00co**
7436 Stecoah Street		
Cane Ridge, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia White, an unmarried woman

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

Marcos Avila, single

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 Lot No. 13 on the Plan of Section One, Phase One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia White, an unmarried woman, by Deed dated October 22, 2015 from Dawn Joy Thornton, a married woman, of record in Instrument No. 20151026-0108616, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) Declaration of Covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20070606-0067790, Instrument No. 20000727-0074152, Instrument No. 20060523-0060562, Instrument No. 20070605-0067129, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791, Charter for HOA at Book 11031, Page 79, By-Laws at Book 11033, Page 509, amended in Instrument No. 20000727-0074153, conveyance of common area at Book 11033, Page 519, Register's Office for Davidson County, Tennessee. 2) Subject to all matters of record in Plat at Instrument No. 20060330-0035946, said Register's Office. 3) Any titles or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changes by the United State Government or water rights, if any. 4) Reservations contained in Patent from the United States of America or any State where the land described in Schedule A is located. 5) Such state of facts as would be disclosed by an accurate land survey or inspection of the premises, including, but not limited to any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements. 6) Subject to Easement for Storm Water Detention Agreement at Book 10729, Page 380, Instrument No. 20060526-0062237, and Easement for United Telephone Co. at Instrument No. 20000802-0076584, and Easement for Sanitary Sewer Service line at Instrument No. 20041025-0128024 and Instrument No. 20070710-0082048, said Register's Office. 7) Dedication of Common Areas to Indian Creek Homeowners' Association, Inc., of record in Instrument No. 20130516-0049304, said Register's Office. 8) Taxes for the current year prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **7436 Stecoah Street, Cane Ridge, 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 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 hand(s) this ~~22nd~~ 21st day of **March, 2019.**

Patricia White

Patricia White

STATE OF St. Louis Missouri)
COUNTY OF St. Louis)

Personally appeared before me, a Notary Public of said County and State, **Patricia White,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis (city), Missouri (state), this ~~22nd~~ 21st day of **March, 2019.**

Brittnee Dell

Notary Public

My Commission Expires: 6/3/2022

BRITTNEE NICOLE DELL
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 18142564
My Commission Expires Jun 3, 2022

True Copy Certification

I, **Kelly Dorsey**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelly Dorsey
Signature

State of Tennessee
County of Rutherford

Personally appeared before me, **Danielle Marie Crane**, a notary public for this county and state, **Kelly Dorsey** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21
Notary' Seal (if on paper)

