RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0082

Karen Johnson Davidson County
Batch# 209933 **DEEDWARR**
03/26/2019 10:00:36 AM 2 pgs
Fees: $13.00 Taxes: $516.15

20190326-0027149

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Lori A. Dennison-Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of March, 2019

Kim Gillespie
Notary Public

Commission Expires: 9.22.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lori A. Dennison Brown 3825 Eckhart Drive Nashville, TN 37211	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity, ISAOA/ATIMA PO Box 961292 Fort Worth, TX 76161-0292	133-12-0-262.00

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, I/WE,

Frida Ness, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lori A. Dennison Brown, a married 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:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Greenwood Hills, Section 4, as of record at Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said lot.

BEING the same property conveyed to James R. Ness and Frida Ness, husband and wife, by Warranty Deed from Eugenio Lanza and wife, Maria Portillo, dated 3/27/15 and recorded 3/27/15 in Instrument No. 20150327-0026721, Register's Office for Davidson County, Tennessee.

The said James R. Ness if reported to have since died on 9/11/16, leaving the subject property vested solely in Frida Ness.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3825 Eckhart Drive, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of March, 2019.

Frida Ness

Frida Ness

ROGER HERMAN JACOBS
Commission # GG 215080
Expires June 24, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA
COUNTY OF Hernando

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

Witness my hand and official seal at Brooksville, Florida, this 21st day of March, 2019.

Notary Public
My Commission Expires:

ROGER HERMAN JACOBS
Commission # GG 215080
Expires June 24, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

(Notary Seal)