WARRANTY DEED

Karen Johnson Davidson County
Batch# 212875 DEEDWARR
04/02/2019 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20190402-0029645

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of March, 2019.

Notary Public
My Commission expires: 7/5/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Enzo L. Canaca-Rodriquez	SAME	107-0-90-032.00
4145 Highlander Court		
ntioch, TN 37013		

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, **Mary L. Bragg, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Enzo L. Canaca-Rodriquez**, 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. 195 on the plan of Bel-Air Subdivision, Section II, of record in Book 2900, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 195 fronts 61.1 feet on the westerly side of Patricia Drive and extends back 179.5 feet on the southerly line and 183.8 feet on the northerly line, which ios a broken line, to a dead line in the rear, which is also a broken line measuring 63.5 feet thereon.

Being the same property conveyed to Gerorge W. Bragg and wife, Mary L. Bragg, by deed from Roy E. White and wife, Carolyn G. White, on November 22, 1972, of record in Book 4658, page 758, Register's Office for Davidson County, Tennessee. The said George Bragg having since died, leaving property to Mary L. Bragg by right of survivorship.

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

- Subject to all matters as shown on the Plan of record in Book 2900, page 29-32, Register's Office Davidson County, Tennessee.

This is improved property known as: **821 Patricia Drive, Nashville, TN 37217**

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 28, 2019.

Mary L. Bragg

Mary L. Bragg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary L. Bragg** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 28, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY