Karen Johnson Davidson County
Batch# 225438 DEEDWARR
05/03/2019 09:49:07 AM 2 pgs
Fees: $13.00 Taxes: $1,988.75
20190503-0041474

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jennifer Tedesco
James Tedesco
4133 Stone Hall Blvd.
Hermitage, TN 37076

SEND TAX BILL TO:
CMG Mortgage, Inc. dba
CMG Financial
3160 Crow Canyon Rd Ste 400
San Ramon, CA 94583

MAP/PARCEL 085-04-0A-097.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey B. Daniels and wife, Pamela R. Daniels, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto J**ennifer Tedesco and James Tedesco, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of First Revision, Final Plat, Major Subdivision, The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1, a Planned Unit Development, of record in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey B. Daniels and Pamela R. Daniels, husband and wife by Warranty deed from Charles A. Fontanez and Jana L. Fontanez, husband and wife of record in Instrument No. 20160518-0049859 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 18, 2016.

This is improved property known as: **4133 Stone Hall Blvd., Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 1st day of May, 2019.

WITNESS MY HAND on this the 1st day of May, 2019

Jeffrey B. Daniels

Pamela Rainwater Daniels

Pamela R. Daniels

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeffrey B. Daniels and Pamela R. Daniels,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of May, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $537,500.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of May, 2019.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires June

My Commission Expires:

File No: 190138