Karen Johnson Davidson County
Batch# 233476 DEEDWARR
05/23/2019 09:48:14 AM 2 pgs
Fees: $13.00 Taxes: $583.12
20190523-0048838

WARRANTY DEED

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqueline Garcia Guerra	U.S. Bank Homemtg	148-08-0-191.00
(NAME)	(NAME)	
4809 Terragon Trl	2300 Wall St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Carol B. Jones, a single woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacqueline Garcia Guerra, 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:

Being Lot No. 66 on the Plan of Terragon Trails, Section 8, of record in Plat Book 5200, page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carol B. Jones, a single person by Warranty Deed from Festus G. Robertson and Barbara F. Robertson, Trustees of the R & B Robertson Joint Living Trust dated April 29, 2019 of record in Instrument Number 20020510-0057981, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters as shown on the plan of record in Plat Book 5200, page 41, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5273, page 656, Register's Office for Davidson County, Tennessee.

Any and all zoning, building restrictions and setback lines if any, and all easements for public utiltities.

unimproved ☐

This is improved ☑ property, known as 4809 Terragon Trl, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 20th day of May, 2019.

Carol B. Jones

State of Tennessee
County of Davidson

Personally appeared before me Carol B. Jones, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of May, 2019.

Notary Public
My Commission Expires: 11.8.21

File No.: 201904031

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY