Name and Address of New Owner:
Benita Kendrick and Marcus Kendrick
3212 Towne Village Road
Antioch, TN 37013

Send Tax Bills To:
Bank of America NA.
6400 Legacy Dr
Plano, TX 75024
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 240721 DEEDWARR
06/10/2019 08:29:55 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190610-0054994

Map & Parcel No: 150-11-0-066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Victoria Rosa, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benita Kendrick and** Marcus Anthony **Kendrick, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 174 on the Plan of Towne Village Of The Country, Section ll. as of record in Plat Book 5200. Pages 176-177, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victoria Rosa, a single woman Special Warranty Deed from Fannie Mae Federal National Mortgage Association by Substitute Trustee's Deed filed at Instrument Number 20160613-0059723 In the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions. easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

David Doughtie, husband of Victoria Rosa, joins in the exeuction of this instrument for the purpose of relinquishing all of his rights, title and interest in and to subject property.

Commonly known as: 3212 Towne Village Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2019.

_____(SEAL)
Victoria Rosa

_____(SEAL)
David Doughtie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2019, before me personally appeared Victoria Rosa and David Doughtie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2019.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Signature
My commission expires: 11/5/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
24th day of May, 2019.

CARLTON W ORANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

_____
Notary Public
My commission expires:_____
File No. 19-252

MY COMMISSION EXPIRES:
APRIL 10, 2022

Return to:
Regency Title and Escrow LLC
1655 International Place Drive
Memphis, TN 38120