Karen Johnson Davidson County
Batch# 250039 DEEDWARR
06/28/2019 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20190628-0063032

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, TN 37087**

L&L#9056C

ADDRESS NEW OWNER:
**Mary Miranda**
**1104 Scenic Lake Court**
**Antioch, TN 37013**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
First Community Mortgage
2162 Robert Rose Dr.
Murfreesboro, TN 37129

Parcel ID:
**150-04-0-136**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. DeWayne Rhudy and Wanda G. Rhudy, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Mary Miranda and Joel Miranda Paniagua, wife and husband**, hereinafter 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:

> LYING AND BEING in Davidson County, Tennessee and being more particularly bounded and described as follows:
>
> Land in Davidson County, Tennessee, Being Lot No. 634 on the plan of the Kensington of Priest Lake, Phase 3. revised of record in Plat Book 6900, page 236, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to J. DeWayne Rhudy and Wanda G. Rhudy, husband and wife by Deed dated June 2, 2019 from J. DeWayne Rhudy and Wanda G. Cash n/k/a Wanda G. Rhudy, husband and wife, in Instrument Number 20021226-0158638, in the Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to J. DeWayne Rhudy and Wanda G. Cash by deed from Catherine Sgambati, recorded January 26, 1999 in Deed book 11312, page 207, Register's Office of Davidson County, Tennessee.

This is improved property known as 1104 Scenic Lake Court, Antioch, TN 37013. Possession is to be given on July 1, 2019.

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, 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 do 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.

WITNESS our hands this the 27th day of June, 2019.

J. DeWayne Rhudy

Wanda G. Rhudy

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **J. DeWayne Rhudy and Wanda G. Rhudy, husband and wife,** the bargainors, 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 office this 27th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$311,000.00**.

AFFIANT

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

NOTARY PUBLIC

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires: 7/18/21

**True Copy Certification**

I, Jack E. Gritton II, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L BROWN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary's Signature

My Commission Expires: 3-5-23