Karen Johnson Davidson County
Batch# 256027 DEEDWARR
07/12/2019 09:50:33 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190712-0068061

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Elizabeth Moores
Affiant

Subscribed and sworn to before me, this 10th day of July, 2019.

Notary Public

My commission expires: 2-28-2022

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Efigenia Mondragon **Lizabeth Castaneda Mondragon**	**First National Bank of America**	**151100A19700CO**
1620 London Gardens Court	**241 East Saginaw Street**	
Antioch, TN 37013	**East Lansing, MI 48823**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Benita A. Griffey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Efigenia Mondragon Vega and Lizabeth Castaneda Mondragon, as joint tenants with the rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 177, Phase 2, Villages of Long Hunter as shown by plat of record in Instrument No. 20020515-0059732, 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 Benita A. Griffey, unmarried, by Warranty Deed from Ole South Properties, Inc., dated November 27, 2002, of record in Instrument No. 20021211-0152457, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20020718-0086411, said Register's Office.

Easements of record in Book 8197, page 288, Book 9661, page 919, Book 2338, page 466, Instrument No. 20000906-0088272, Instrument No. 20000906-0088271, Instrument No. 20001030-0107415, Book 8358, page 91, Book 8358, page 94, said Register's Office.

Subject to all matters of record in Book 4446, page 423, Book 4535, page 351, Instrument No. 20010531-0056383, Instrument No. 20010531-0056381, Instrument No. 20020718-0086411, said Register's Office.

Reservation for a graveyard and right-of-way 20 feet wide for ingress and egress thereto as set out in deed of record in Book 1115, page 302, and in Book 1101, page 457, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1620 London Gardens Court, Antioch, TN 37013.

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 in 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.

Benita A. Griffey Date: 7/10/19

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Benita A. Griffey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July 2019, _____.

NOTARY PUBLIC

My Commission Expires: 9/7/21

