RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911908

WARRANTY DEED

Karen Johnson Davidson County
Batch# 258569 DEEDWARR
07/18/2019 11:10:28 AM 2 pgs
Fees: $13.00 Taxes: $651.20
20190718-0070413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2019.

NOTARY PUBLIC

My commission expires: 10/9/2021

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebonee Suddeth 1515 Bridgecrest Drive Unit 228 Antioch, TN 37013	Same address as new owner	149 15 0B 014.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Six Thousand and 00/100 Dollars ($176,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KIANA A RADNEY AND HUSBAND, DERRICK RADNEY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **EBONEE SUDDETH**, unmarried, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958, and revised in Instrument No. 20020710-0083055, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Kiana A. Edwards, a single woman, by Warranty Deed from The Craig Company, dated December 19, 2003 and recorded in Instrument No. 20040102-0000002, Register's Office for Davidson County, Tennessee. Further being that same property conveyed to Kiana A. Radney f/k/a Kiana A. Edwards, and Derrick Radney, wife and husband, dated 09/24/2018 and recorded in Instrument No. 20181001-0097064, said Register's Office.

The address of the herein described property is believed to be 1515 Bridgecrest Drive Unit 228, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of July, 2019.

KIANA A RADNEY

DERRICK RADNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kiana A Radney and husband, Derrick Radney, 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 seal, this the 11th day of July, 2019.

Notary Public

Printed Notary Name

My commission expires: 11/16/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON