Karen Johnson Davidson County
Batch# 260400 DEEDWARR
07/22/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $821.03
20190722-0071776

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nneka R. Labon	New Owner	
(NAME)	(NAME)	
14 Mary Anton Court		148140B00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Sylvia F. Lewis, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nneka R. Labon, a single woman**, hereinafter called the GRANTEE(S), her 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 Unit No. B on the Master Deed of Mary Anton 12, of record in Instrument No. 20060815-0100399, revising Lot 12 on the plan of anton place of record in plat Book 9700, Page 376 and surveyor's certificate of correction, of record in Book 10589, Page 126, said register's office, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Sylvia F. Lewis. unmarried by Warranty Deed from Richard N. Dooley and wife, Jamie K. Dooley, dated 08/07/2008, and Recorded 08/13/2008 in Instrument 200808130083352, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 376, and Surveyor's Certificate recorded as Book 10589, Page 126, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10345, Page 667, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200503100026902, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200608150100399, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 14 Mary Anton Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 434763
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of July, 2019.

Sylvia F. Lewis

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia F. Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of July, 2019.

Notary Public:
My Commission Expires: 4/1/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201907220071776

True Copy Certification

I, Marjorie Kaup Haines, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY