Karen Johnson Davidson County
Batch# 274861 DEEDWARR
08/21/2019 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190821-0084151

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Subscribed and sworn to before me, this 20 **day of August, 2019.**

Traci Sellers
Notary Public
My commission expires:

06-1907-77250

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
DeeAnna Rawson	New Owner	075-08-0-025.00
637 Topeka Dr		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David K. Read and wife, Tammie R. Read**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DeeAnna Rawson, a single person**, hereinafter called the Grantees, their successors 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. 229, on the Plan of Section Four, Tulip Grove (erroneously referenced in prior deed as Tulip Groves Subdivision), of record in Book 4175, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David K. Read and wife, Tammie R. Read by deed from John H. Woodall and wife, Doris J. Woodall, dated April 16, 2001, recorded May 2, 2001, of record in Instrument No. 20100502-0044786, re-recorded in Instrument No. 20030312-0032836 to correct the initial of the grantee, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 637 Topeka Dr, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 19 day of August, 2019.

David K. Read

Tammie R. Read

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David K. Read and Tammie R. Read**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19 day of August, 2019.

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Returned to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

