Karen Johnson Davidson County
Batch# 276698 DEEDWARR
08/27/2019 09:01:30 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20190827-0086029

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Amanda E. Barnes
Affiant

Subscribed and sworn to before me, this 23rd day of August, 2019.

Notary Public

My commission expires: 7-6-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shaprieh Bean	**Mortgage Solutions of Colorado, LLC**	**08106021000**
150 Palm Valley Blvd, Apt 4120	**5455 N Union Blvd**	
San Jose, CA 95123	**Colorado Springs, Colorado 80918**	

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,

LaShonda Morris, unmarried

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

Shaprieh Bean, a single person

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. 32 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, page 37, Register's Office for Davidson County, Tennessee. Said Lot 32 fronts 76 feet on the northernly side of Salem Mason Drive, as measures around a curve and extends back 80.2 feet on the east line and 106.8 feet on the northwesterly line, to a dead line on which it measures 52 feet.

Being the same property conveyed to LaShonda Morris, unmarried, by Warranty Deed from Joseph Perry, unmarried, dated March 18, 2008, of record in Instrument No. 20080324-0028481, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 3340, page 125, 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 1902 Salem Mason Drive, Nashville, TN 37208.

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.

LaShonda Morris Date: 8-22-19

_____ Date: _____

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, LaShonda Morris, 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 22nd day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER